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Integrated Impact Assessment of the Cannock Chase Local Plan: Issues and Options

Sustainability Appraisal Report incorporating Health Impact Assessment

Prepared by LUC
March 2019

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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 Issues and Options version of the Local Plan (May 2019) 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 act as significant constraints to development.
- 1.4 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, as well as through the series of historic environment assessments (HEAs) which have been produced by the Staffordshire County Council's Historic Environment Section. 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.
- 1.5 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. Through work undertaken to meet the Duty to Co-operate, it has become evident that Birmingham will not be able to accommodate all of its housing requirement, with a shortfall of 60,900 homes having been identified up to 2036. Some provision will need to be made in adjoining areas to help meet Birmingham's needs and also address a cumulative shortfall across the Greater Birmingham Housing Market Area, some of which relates directly to Cannock Chase District. A recent study¹ has identified areas of search for Local Plan reviews to test further in terms of how they might accommodate a proportion of the shortfall, although it does not specify how much each Local Authority should take. The study found that by initially maximising urban capacity (including brownfield sites) and then applying minimum densities, the shortfall can be reduced but that Green Belt release will still need to be looked at. None of the areas of search identified in the study are within Cannock Chase District, although options relating to smaller extensions to existing settlements in the south east of the District will need to be explored. It is not yet possible for Cannock Chase Council to identify how much growth might be able to be accommodated, as evidence gathering is ongoing.
- 1.6 Cannock Chase Council is also a non-constituent member of the West Midlands Combined Authority, which comprises 16 authorities² that work together across geographic boundaries and sectors seeking to develop the West Midlands economy.

¹ GL Hearn and Wood (February 2018) *The Greater Birmingham HMA Strategic Growth Study*

² Constituent local authorities: Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton. Non constituent local authorities: Cannock Chase, North Warwickshire, Nuneaton and Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin.

The Local Plan

- 1.7 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.
- 1.8 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).
- 1.9 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 is being 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.
- 1.10 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. Consultation responses received in relation to these documents have been considered and used to inform the further Local Plan work undertaken to date.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.11 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.
- 1.12 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive³, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁴. The purpose of SEA, as defined in Article 1 of the SEA Directive is *"to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development"*.
- 1.13 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 Guidance⁵ 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

³ SEA Directive 2001/42/EC

⁴ Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

⁵ <http://planningguidance.planningportal.gov.uk/>

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

- 1.14 The need for the UK to remain compliant with international environmental conventions will quite likely constrain the scope for policy change following the UK's exit from the European Union under Brexit. It is assumed that SEA/SA will continue to be required post Brexit under the Aarhus Convention (dependent upon whether or not the UK continues to be a signatory), and the Espoo Convention and its Protocol on SEA⁶. As such the integrated approach to the SA of the Cannock Chase Local Plan will continue to help the District fulfil a requirement of legal compliance as part of the plan making process.

Habitats Regulations Assessment

- 1.15 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Development Plan Documents, are also subject to Habitats Regulations Assessment (HRA). 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.
- 1.16 The HRA for the Cannock Chase Local Plan will be 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 will be undertaken at the next stage of the plan preparation once preferred options have been identified. While the HRA will be reported on separately to the SA, the findings will be 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

- 1.17 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) as well as the HIA for the Local Plan which was also integrated within the SA. Throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of HIA'.

Equalities Impact Assessment

- 1.18 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.
- 1.19 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.

⁶ RTPI (2019) *RTPI Research Paper: Environmental Planning After Brexit*

Structure of this report

- 1.20 This report is the SA Report for the Cannock Chase Local Plan: Issues and Options (May 2019). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1: Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered 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):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3 and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.
d) 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.	Chapter 3 and Appendix 3.
e) 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	Chapter 3 and Appendix 2.
f) 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4 and 5 and Appendices 5 to 10.
g) 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;	Chapters 4 and 5 and Appendices 5 to 10.

SEA Regulation Requirements	Where covered in this SA Report
h) 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. Chapter 5 provides information about the site and policy options that are set out in the Issues and Options document. Information about the reasons for selecting or rejecting site options will be included in the next iteration of the SA Report once preferred options have been identified.
i) a description of measures envisaged concerning monitoring in accordance with Reg. 17;	Chapter 6.
j) 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 Preferred Option 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.
<p>Consultation:</p> <ul style="list-style-type: none"> 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.
<ul style="list-style-type: none"> 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 in relation to the Cannock Chase Local Plan in mid-2019 and will continue to be undertaken for all future iterations of the plan. The current consultation document is accompanied by this SA Report.
<ul style="list-style-type: none"> 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). 	N/A
<p>Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)</p>	

SEA Regulation Requirements	Where covered in this SA Report
<p>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:</p> <ul style="list-style-type: none"> • 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 	To be addressed after the Local Plan is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)</p>	To be addressed after the Local Plan is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.21 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** summarises the SA findings for the reasonable alternative site options that are being considered for allocation in the Local Plan.
- **Chapter 5: Sustainability Appraisal findings for the Policy Options** summarises the SA findings for the reasonable alternative policy options that are being considered for the Local Plan.
- **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 Issues and Options version of the Local Plan and describes the next steps to be undertaken.

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

- **Appendix 1** presents the **consultation responses** that were received in relation to the SA Scoping Report and explains how each one has been addressed.
- **Appendix 2** 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 3** 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 4** presents the **assumptions** that were applied during the appraisal of the site options.
- **Appendix 5** presents the detailed SA matrices for the **residential site options** that are being considered for the Local Plan.

- **Appendix 6** presents the detailed SA matrices for the **employment site options** that are being considered for the Local Plan.
- **Appendix 7** presents the detailed SA matrices for the **mixed use site options** that are being considered for the Local Plan.
- **Appendix 8** presents the detailed SA matrices for the **Gypsy and Traveller site options** that are being considered for the Local Plan.
- **Appendix 9** presents the detailed SA matrices for the **green space site options** that are being considered for the Local Plan.
- **Appendix 10** presents the detailed SA matrices for the **policy options** that are being considered for the Local Plan.

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. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1: Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 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
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 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
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on Local Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • 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 1** 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 2 and 3** 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 **Table 2.2** overleaf presents the updated SA framework for the Cannock Chase Local Plan which now includes 17 headline SA objectives. The table 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) has 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.

Table 2.2: SA framework for the Cannock Chase Local Plan

SA Objectives	SEA Directive Topic(s) covered
1 Protect and enhance biodiversity, fauna and flora and geodiversity.	Biodiversity Flora Fauna
2 Minimise pollution and protect and enhance air, water, and soil quality.	Air Water Soil
3 Ensure development makes efficient use of previously developed land and buildings.	Soil
4 Adapt to the impacts of, and minimise factors contributing to, climate change.	Climate Change
5 Reduce the risk of flooding.	Climate Change Material Assets
6 Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	Landscape
7 Make sustainable use of resources and minimise waste generation.	Material Assets Water Soil
8 Encourage and facilitate the use of sustainable modes of transport.	Material Assets Climate Change
9 Ensure all people are able to live in a decent home which meets their needs.	Material Assets Population
10 Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	Material Assets Population
11 Reduce crime and the fear of crime.	Population
12 Improve public health and ensure health facilities are accessible for those in need.	Human Health
13 Protect, enhance, and create <u>and ensure access to</u> open spaces <u>and facilities</u> for leisure and recreation.	Population Human Health Cultural heritage
14 Provide easy access to community services and facilities to meet people’s needs <u>and avoid isolation</u> .	Population Material assets Human Health
15 Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	Population Material Assets
16 Enhance the town centres in order to protect and improve their vitality and viability.	Population Material Assets
17 Conserve and enhance the built and historic environment (<u>including heritage assets and their respective settings</u>).	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, while the achievement of SA objectives 9, 13, 14 and 16 would also indirectly benefit people's health. The options and later policies for the Local Plan will all be assessed against these objectives as part of the SA.

SA Stage B: Developing and refining options and assessing effects

- 2.13 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.
- 2.14 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."*
- 2.15 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.
- 2.16 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.
- 2.17 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

- 2.18 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.
- 2.19 The reasonable alternative policy options have been subject to SA in accordance with the methodology described further ahead in this chapter, and the findings are summarised in **Chapter 5**. The detailed appraisal matrices for the policy options can be found in **Appendix 10**.
- 2.20 Once the Council has produced the next iteration of the Local Plan the more detailed draft policies will also be subject to SA and the findings will be presented in an updated SA Report.

Identification and appraisal of site options

- 2.21 An initial list of reasonable alternative residential and employment site options for the Local Plan was identified by the Council drawing on the most recent Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA). This takes forward the most recent Call for Sites submissions (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 most recent SHLAA/ELAA) has been taken into account.

- 2.22 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 utilises that previously taken forward for identifying the Local Plan (Part 2) site options. The Council is consulting on a more detailed site assessment/selection methodology as part of the Local Plan Review Issues and Options consultation which will be used to sift sites further as the plan progresses to Preferred Options.
- 2.23 Sites that would deliver fewer than 10 dwellings have not been assessed as these are 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 are already under construction so generally the Council does not consider it necessary to allocate those sites and many of them have been excluded from the assessment process (the Council is currently consulting on whether or not sites with planning permission should be considered for allocation).
- 2.24 With regards to identifying employment site options for the Local Plan, sites that are well under construction have also been excluded from the assessment process. Smaller sites which benefit from planning consent (typically less than 0.5ha) have also been excluded from the assessment process as they are 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). They are not being proposed for allocation but instead can be managed via the development management process. Not including these areas for allocation equates to less than 2ha of employment land altogether. Mill Green is not to be assessed for employment land allocation as it has planning permission and is now under construction as a designer retail outlet village. It is therefore unavailable for B class employment use.
- 2.25 In relation to Kingswood Lakeside and Towers Business Park, as part of its 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 are highlighted as the highest quality and largest sites within the District so are worthy of protection for the existing uses and future developments (see Policy CP8). Whilst this is a Local Plan Review, given that these sites remain the largest employment sites in the District with remaining development capacity the previously suggested site options have been carried forward for assessment. As part of the Local Plan Review Issues and Options the Council is consulting on whether there are any further site options which should be considered going forward.
- 2.26 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. There have been no further site options suggested for such uses since this background paper was prepared and therefore these sites still form the basis of the site options to be tested at present. As part of the Local Plan Review Issues and Options, the Council is consulting on whether there are any further site options which should be considered at subsequent stages.
- 2.27 All other site options e.g. those for green spaces and specific proposals, such as tourism developments, have been 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 have not been assessed at present 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. The Council is consulting on this approach which will inform the need to consider any further site options at subsequent stages.

- 2.28 Once the Council had identified the reasonable alternative site options for the Local Plan they were subject to SA in accordance with the methodology described further ahead in this chapter. The findings are summarised in **Chapter 4** of this report and the detailed SA matrices for the different types of site options can be found in **Appendices 5-9**.
- 2.29 The Council will take into account the findings of the SA as well as other relevant factors when deciding which sites to include in the next iteration of the Local Plan and which site options to reject. Information about the Council's reasons for selecting or rejecting each site option will be provided in the next iteration of the SA Report.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.30 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 options, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.).
- 2.31 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

- 2.32 Cannock Chase Council is inviting comments on the Local Plan: Issues and Options and this SA Report. Both documents are being published on the Council's website for consultation in early 2019.
- 2.33 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report 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

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

Appraisal methodology

- 2.35 The reasonable alternative policy and site options for the Local Plan set out in the Issues and Options document (May 2019) have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option to indicate its likely sustainability effects on each objective as follows:

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

++	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).

- 2.36 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (e.g. green, yellow, orange, etc.).
- 2.37 The likely effects of options 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.
- 2.38 The SA findings for the Local Plan site and policy options are described in **Chapters 4 and 5**.

Assumptions applied during the SA

- 2.39 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 4** and were applied mainly through the use of Geographical Information Systems (GIS) data.
- 2.40 The assumptions were originally presented in the SA Scoping Report. A small number of changes have been made to the assumptions since the Scoping Report. These changes have been made to take account of changes in the GIS datasets that are 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 houses⁷) 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.

Difficulties Encountered

- 2.41 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. During the appraisal of the policy options 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. Once the draft policies have been worked up in more detail it should be possible to draw more certain conclusions about their likely effects.
- 2.42 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.

⁷ Ministry of Housing, Communities & Local Government (February 2019) *National Planning Policy Framework*

- 2.43 GIS data available from the SA Report for the Issues and Options version of the Local Plan (Part 2) was used as the starting point for the appraisal of site options received from the Council as part of the new Local Plan: Issues and Options document in late 2018. The GIS data originally held related to the situation in the District in January 2017. Where new information is available this was reflected in the appraisal of site options. Details of the updated GIS information received have been supplied in the assumptions table in **Appendix 4**.

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 Scoping consultation. The updated policy review can be seen in full in **Appendix 2** and the key findings are summarised below.

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

3.4 The Cannock Chase Local Plan must be in conformity with the National Planning Policy Framework (NPPF), the requirements of which are described in detail in the next section.

3.5 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.

3.6 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

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

3.7 Hednesford Neighbourhood Plan was adopted in November 2018 and now forms part of the development plan for the District. Two further Neighbourhood Plans are currently in the process of being prepared within the District (Brereton and Ravenhill, and Norton Canes), 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

- 3.8 Cannock Chase AONB Management Plan 2014–2019 has been produced 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 provides the strategic direction of the conservation and enhancement of the AONB. The processes of SEA and HRA have been undertaken in relation to the Management Plan as it has been produced. The current AONB Management Plan is in the process of being updated and the updated document will be referred to as relevant in the SA once it has been published.

Neighbouring Authorities' Local Plans

- 3.9 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: The Plan for Stafford Borough (2014)⁸ and the Plan for Stafford Borough: Part 2 (2017)⁹; and South Staffordshire Local Plan (comprising the Core Strategy (2012)¹⁰ and the Site Allocations document (2018)¹¹). Lichfield borders the District to the east and the Local Plan Strategy (2015)¹² currently sets planning policy for the District. A local plan allocations document is currently at examination. 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)¹³ 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.
- 3.10 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 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. Birmingham and Solihull LEP Strategic Economic Plan (SEP) (2016)¹⁴ 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 District also forms part of the Stoke-on-Trent and Staffordshire LEP. The SEP (2018)¹⁵ for the area seeks to bring businesses and local authorities together to drive economic growth and create jobs in the area.

Environmental, Social and Economic Objectives Relevant to the Cannock Chase Local Plan

- 3.11 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 presented in **Appendix 2** are summarised below.

Key international plans, policies and programmes

- 3.12 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

⁸ Stafford Borough Council (2014) *The Plan for Stafford Borough 2011-2031*

⁹ Stafford Borough Council (2017) *The Plan for Stafford Borough: Part 2 2011-2031*

¹⁰ South Staffordshire Council (2012) *Core Strategy*

¹¹ South Staffordshire Council (2018) *Site Allocations Document*

¹² Lichfield District Council (2015) *Local Plan Strategy 2008 - 2029*

¹³ Dudley Metropolitan Borough Council, Sandwell Metropolitan Borough Council, Walsall Council and Wolverhampton City Council (2011) *Black Country Core Strategy*

¹⁴ GBSLEP Board (2016) *Strategic Economic Plan 2016-30*

¹⁵ Stoke-on-Trent & Staffordshire Enterprise Board (2018) *Strategic Economic Plan*

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.

- 3.13 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 2** for completeness.

Key national plans, policies and programmes

- 3.14 There is also a wide range of national level plans, policies and programmes with relevant objectives for the SA, which are summarised in **Appendix 2**. The publication of the National Planning Policy Framework (NPPF) in 2018 (as updated in February 2019) which is supported by the online Planning Practice Guidance (PPG)¹⁶ 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."

- 3.15 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.
- 3.16 National policy within the NPPF of most relevance to the emerging Local Plan review has been summarised below.
- 3.17 The Government is also setting out goals for managing and improving the environment within the next 25 years within its **environment plan**¹⁷. 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

- 3.18 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."*
- 3.19 Ultimately planning policies and planning decision making should "*aim to achieve healthy, inclusive and safe places*".
- 3.20 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

¹⁶ <http://planningguidance.planningportal.gov.uk/>

¹⁷ HM Government (January 2018) *A Green Future: Our 25 Year Plan to Improve the Environment*

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.

- 3.21 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.
- 3.22 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.
- 3.23 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.*"
- 3.24 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.*"
- 3.25 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*".
- 3.26 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. The **Housing Delivery Test Measurement Rule Book**¹⁸ provides this standard method allowing for calculation of objectively assessed housing need using government household forecasts adjusted for local house prices and local earnings. Unmet need from neighbouring areas will also need to be taken into account as part of the calculation.
- 3.27 **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.

¹⁸ Ministry of Housing, Communities and Local Government (July 2018) *Housing Delivery Test Measurement Rule Book*

- 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

- 3.28 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."*
- 3.29 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."*
- 3.30 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
- 3.31 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

- 3.32 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.
- 3.33 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

- 3.34 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."*
- 3.35 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"*.

3.36 **A Green Future: Our 25 Year Plan to Improve the Environment**¹⁹: 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

3.37 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.

3.38 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."*

3.39 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"*.

3.40 **A Green Future: Our 25 Year Plan to Improve the Environment**²⁰: 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

3.41 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"*

¹⁹ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

²⁰ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

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.”

3.42 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”*.

3.43 **A Green Future: Our 25 Year Plan to Improve the Environment**²¹: 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

3.44 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.

3.45 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

3.46 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.

3.47 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.”*

3.48 **A Green Future: Our 25 Year Plan to Improve the Environment**²²: The key area in the document of relevance in terms of the conservation and enhancement of landscape character is

²¹ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

²² HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

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.

- 3.49 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.
- 3.50 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 3**.

Key Sustainability Issues

- 3.51 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.
- 3.52 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. **Table 3.1** overleaf also describes the likely evolution of each key sustainability issue if the Local Plan were not to be adopted.

Table 3.1: Key Sustainability Issues for Cannock Chase and Likely Evolution without the Local Plan

Key Sustainability Issues for Cannock Chase	Likely Evolution without the Local Plan
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>Cannock Chase is ranked as the most deprived District in Staffordshire (excluding Stoke-on-Trent).</p>	<p>Local Plan (Part 1) already includes policies which seek to address deprivation i.e. Policy CP5 - Social Inclusion and Healthy Living and Policy CP7: Housing Choice, although not in a direct way. The new Local Plan offers an opportunity for additional policies to be adopted to specifically address the issue of deprivation in the District.</p>
<p>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.</p>	<p>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.</p>
<p>There has been an increase in the amount of reported crime in the District in recent years.</p>	<p>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.</p>
<p>Average weekly earnings in the District are lower than the national averages.</p>	<p>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</p>

Key Sustainability Issues for Cannock Chase	Likely Evolution without the Local Plan
	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.
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.	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.
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.	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.
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.	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.
Climate change is likely to affect biodiversity and lead to increased hazards from surface water and fluvial flooding and increased temperatures.	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.
The decline of local air quality is evident given the declaration of the A5190 Cannock Road, Heath Hayes	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

Key Sustainability Issues for Cannock Chase	Likely Evolution without the Local Plan
AQMA in March 2017. This is particularly an issue in the District due to emissions from vehicle traffic.	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.
The chemical status of rivers within Cannock is 'poor' for a large proportion of the District.	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.
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	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.
There are increasing requirements to improve recycling and avoid sending waste to landfill.	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.
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.	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.
39% of the District falls within the Cannock Chase AONB which is under pressure from development.	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 Issues for Cannock Chase	Likely Evolution without the Local Plan
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>

4 Sustainability Appraisal Findings for the Site Options

4.1 This chapter presents the SA findings for the reasonable alternative site options that are being considered for allocation in the Local Plan. Five types of site options have been appraised:

- Residential site options.
- Employment site options.
- Mixed use site options.
- Gypsy and Traveller site options.
- Green space and recreation site options.

4.2 The SA findings for each group of site options are summarised below. The detailed SA matrices for the site options can be found in **Appendices 5-9**. The sites were appraised in line with the detailed assumptions set out in **Appendix 4**. In addition, it should 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 on the detailed proposals that come forward from developers at planning application stage. Mitigation provided by Local Plan policies will be considered at the next stage of the plan preparation and SA.

4.3 A number of sites have been granted planning consent as detailed in the relevant appraisal matrices in Appendix 4. 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.

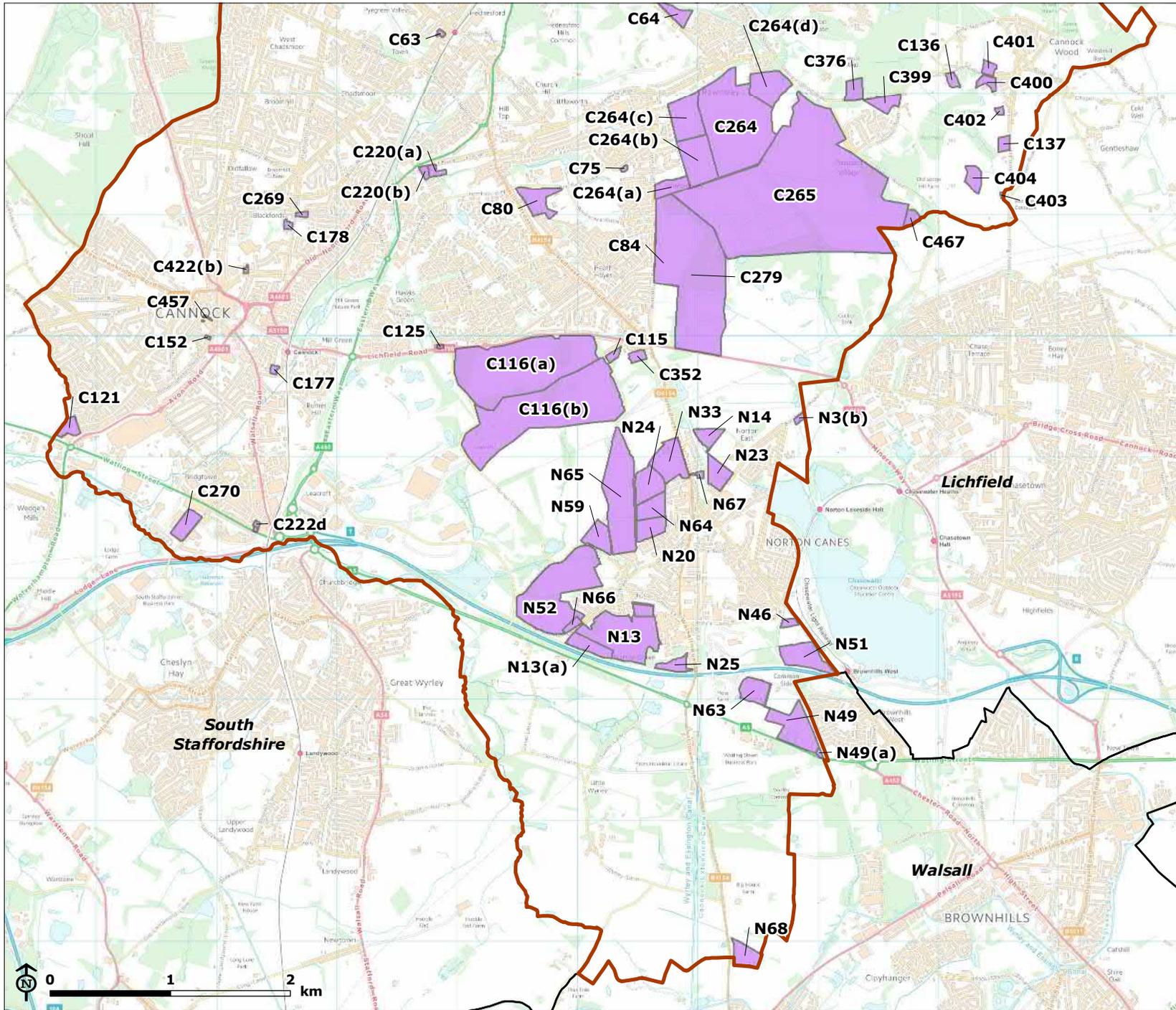
Residential site options

4.4 The SA findings for the reasonable alternative residential site options are summarised in **Table 4.1** below. A total of 96 reasonable residential site options were identified by the Council and have been subject to SA. The locations of the residential site options are shown across **Map 4.1.1** and **Map 4.1.2** which are presented overleaf. The detailed matrices for the residential site options can be viewed in **Appendix 5** of this Report.

**Cannock Chase Local Plan
Sustainability Appraisal**

Map 4.1.2 Residential Site Options in the Issues and Options Version of the Local Plan

- Residential site options
- Cannock Chase District Boundary
- Surrounding authority boundaries



Source: CCC

Map Scale @ A4: 1:45,000



Table 4.1: Summary of SA Scores for Residential Site Options

	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	-?
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	-?

	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously development 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
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	-?
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	0	-?

	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously development 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
N65	-?	--?	-	0	-	-?	0	+	++	+?	0	-	++/-?	+?	0	0	-?
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?
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?

	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously development 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
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

- 4.5 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 15 are expected to have significant negative effects on biodiversity and geodiversity features.
- 4.6 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).
- 4.7 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.
- 4.8 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.
- 4.9 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

- 4.10 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.
- 4.11 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 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 AQMA²³, which is outside of the District boundary to the south east.

- 4.12 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.
- 4.13 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.
- 4.14 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 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, C220(b), C269, C364, and R25) 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

- 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, brownfield sites. Greenfield sites would present reduced opportunities to make use of materials and buildings which are more likely to be present onsite at brownfield locations.
- 4.16 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 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.
- 4.17 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,

²³ The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.

C270, R9, and R43(a)) 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

- 4.18 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

- 4.19 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 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.
- 4.20 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.
- 4.21 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.
- 4.22 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

- 4.23 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.
- 4.24 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.

- 4.25 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.
- 4.26 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

- 4.27 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.
- 4.28 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

- 4.29 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 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.
- 4.30 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.
- 4.31 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 of 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.
- 4.32 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.

- 4.33 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

- 4.34 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 NPPF²⁴, and therefore are likely to have a significant positive effect.
- 4.35 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.
- 4.36 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 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 option (R18(a) 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

- 4.37 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.
- 4.38 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.

²⁴ Ministry of Housing, Communities & Local Government (February 2019) *National Planning Policy Framework*

- 4.39 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.
- 4.40 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

- 4.41 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

- 4.42 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, C178, C422(b) 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.
- 4.43 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

- 4.44 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.

- 4.45 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 onsite²⁵. These minor positive effects are uncertain until proposals for the sites in question come forward.
- 4.46 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

- 4.47 The location of the residential sites allocated in the Local Plan will not directly affect the number or range of services and facilities in a particular location; however it would affect the number of services and facilities residents have access to. It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. Sites provided at these locations are also likely to help new residents to avoid issues relating to isolation in the District.
- 4.48 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, Chadsmoor, Bridgtown, Fernwood Drive and Breerton). 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.
- 4.49 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.
- 4.50 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 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.
- 4.51 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

- 4.52 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

²⁵ This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.

residential development is proposed to proceed on existing employment sites identified by the Council.

- 4.53 Of the 96 residential site options considered, only eight (C178, C220(a), C220(b), R22, R43(a), R43(b), 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.
- 4.54 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

- 4.55 Two of the residential site options considered are located within the town centre boundary of Cannock. These are site options C422(b) 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.
- 4.56 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.

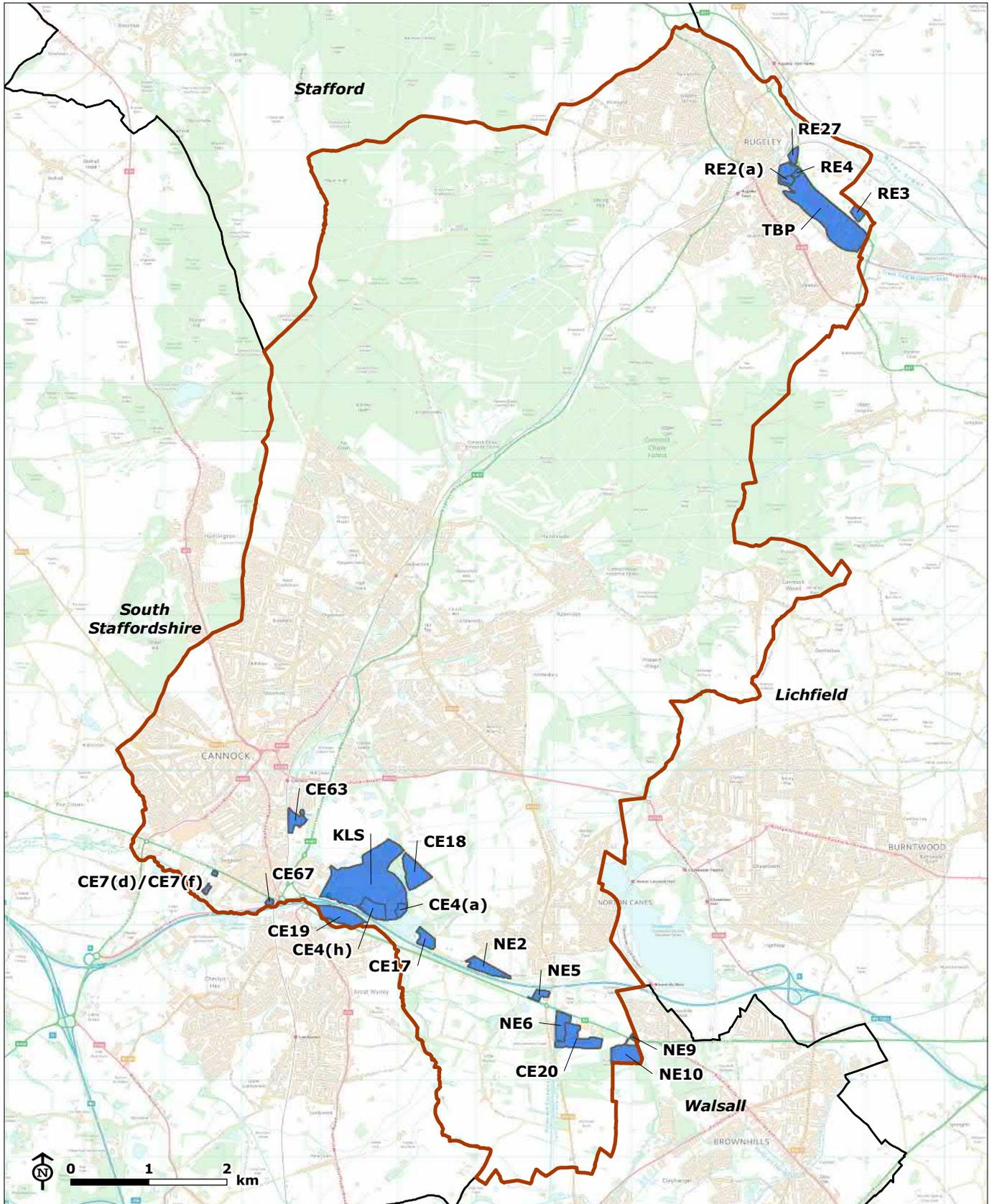
SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

- 4.57 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.
- 4.58 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)).
- 4.59 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.
- 4.60 Only two of the residential site options (R9 and R139) 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.

- 4.61 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.
- 4.62 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

Employment options

- 4.63 The SA findings for the reasonable alternative employment site options are summarised in **Table 4.2** below. A total of 20 reasonable employment site options were identified by the Council and have been subject to SA. The locations of the employment site options are shown in **Map 4.2** which is presented overleaf. The detailed matrices for the employment site options can be viewed in **Appendix 6** of this Report.



- Employment site options
- Cannock Chase District Boundary
- Surrounding authority boundaries

**Cannock Chase Local Plan
Sustainability Appraisal**

**Map 4.2 Employment Site
Options in the Issues and
Options Version of the
Local Plan**



Map Scale @ A4: 1:70,000

Source: CCC

Table 4.2: Summary of SA Scores for Employment Site Options

	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously development 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	-?	--	-	0	-	-?	0	-?	0	0	0	0	++/-?	-	+	0	-?
CE20	-?	--	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	-?
CE63	0?	+/--	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	0?
CE67	-?	--	-	0	-	0?	0	-?	0	0	0	0	++	+	+	0	-?
KLS	-?	+/--?	++	0	0	-?	+	-?	0	0	0	0	++/-?	+	++	0	0/-?
NE2	0?	--	-	0	-	-?	0	-?	0	0	0	0	++	+	+	0	-?
NE5	-?	--	-	0	-	-?	0	-	0	0	0	0	++	+	+	0	-?
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	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

- 4.64 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.
- 4.65 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.
- 4.66 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 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)).
- 4.67 The remaining eight employment site options (CE4(h), CE63, TBP, RE2(a), RE3, 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 previous 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 addition green infrastructure which could benefit local habitat connectivity.

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

- 4.68 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 it a key strategic route in the District. Of these employment site options, two (NE9 and NE10) are also linked to the Walsall AQMA²⁶.
- 4.69 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

²⁶ The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.

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.

- 4.70 Of the 20 employment site options considered only five (TBP, RE2(a), RE3, 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.
- 4.71 Seven of the employment site options (KLS, TBP, CE63, 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.
- 4.72 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

- 4.73 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.
- 4.74 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.
- 4.75 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

- 4.76 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

- 4.77 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.

- 4.78 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.
- 4.79 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.
- 4.80 The six remaining sites options (KLS, TBP, CE7(d)/CE7(f), CE63, 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

- 4.81 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.
- 4.82 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.
- 4.83 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.
- 4.84 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

- 4.85 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.
- 4.86 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, 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

- 4.87 The level of access that employment sites provide to existing sustainable transport links (bus stops, train stations and cycle paths) will affect the extent to which staff are able to make use of non car-based modes of transport day to day. The promotion of sustainable transport locally will be greatly aided by consideration for commuters' access to sustainable transport links given the portion of local journeys which are undertaken travelling to and from the workplace.
- 4.88 A significant positive effect is likely for one of the employment site options (site option CE63). 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.
- 4.89 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.
- 4.90 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 and CE67) 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

- 4.91 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

- 4.92 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

- 4.93 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

- 4.94 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 site options for this SA objective.

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

- 4.95 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.
- 4.96 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.
- 4.97 For five of the employment site options (KLS, TBP, CE17, CE19 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

- 4.98 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.
- 4.99 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.
- 4.100 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. Employment site options TBP, RE2(a), RE4 and RE27 are located on the edge of Rugeley and CE63 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 and CE7(d)/CE7(f)) are located within or at the edge of the Local Centre of Bridgtown while two sites (NE2 and NE5) are located within or at the edge of Norton Canes. One further employment site option (RE3) is 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.
- 4.101 One employment site option (CE19) 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.

- 4.102 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 been 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

- 4.103 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

- 4.104 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)

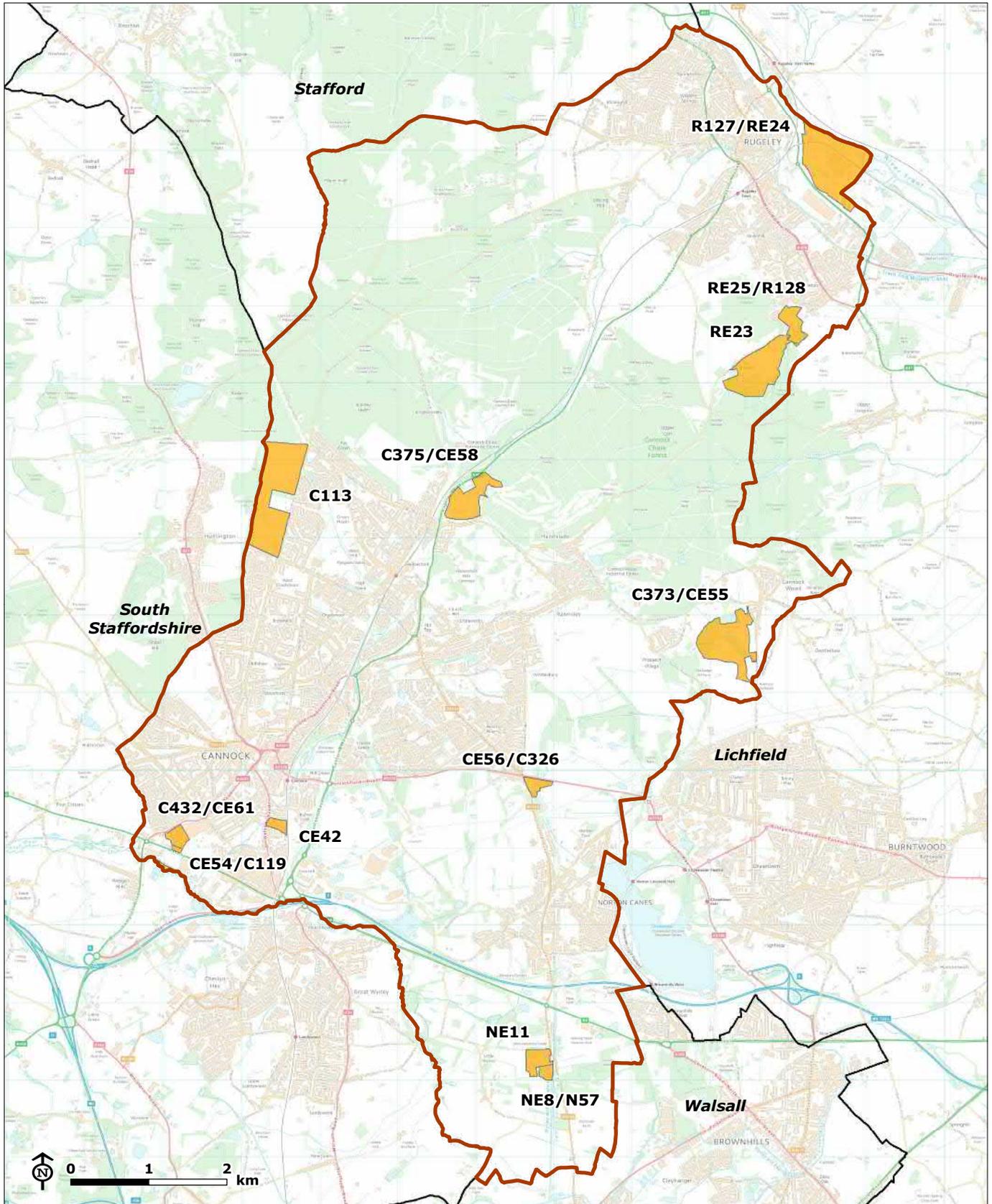
- 4.105 Judgements about the likely effects of the employment site options on the historic environment have been based on the distances between the site options and designated heritage assets. Where an employment site option lies within areas covered by Conservation Area Appraisals, the Historic Environment 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.
- 4.106 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.
- 4.107 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 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.
- 4.108 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 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.

- 4.109 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.

Mixed use site options

- 4.110 The SA findings for the reasonable alternative mixed use site options are summarised in **Table 4.3** below. A total of 12 reasonable mixed use site options were identified by the Council and have been subject to SA. The locations of the mixed use site options are shown in **Map 4.3** which is presented overleaf. The detailed matrices for the mixed use site options can be viewed in **Appendix 7** of this Report.



- Mixed use site options
- Cannock Chase District Boundary
- Surrounding authority boundaries

**Cannock Chase Local Plan
Sustainability Appraisal**

**Map 4.3 Mixed Use Site
Options in the Issues and
Options Version of the
Local Plan**



Map Scale @ A4: 1:70,000

Source: CCC

Table 4.3: Summary of SA Scores for Mixed Use Site Options

	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously development land	SA4: Climate change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health	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	-?	+/-?	++	0	0	0?	+	+	++	++/-?	0	-	++/-?	++	++?/-	0	-?

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

- 4.111 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.
- 4.112 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, 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 and C432/CE61 are located within 15km of the 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.
- 4.113 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.
- 4.114 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.
- 4.115 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.
- 4.116 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

- 4.117 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.

- 4.118 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.
- 4.119 Three of the mixed use site options (R127/RE24, 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 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, 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

- 4.120 Development which is to take place on greenfield land is considered to be a less efficient use of land than new development on previously developed, brownfield sites. Greenfield sites would present reduced opportunities to make use of materials and buildings which are more likely to be present onsite at brownfield locations.
- 4.121 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.
- 4.122 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 would deliver 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

- 4.123 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

- 4.124 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 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.
- 4.125 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.
- 4.126 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.
- 4.127 Only three mixed use site options (R127/RE24, 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

- 4.128 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.
- 4.129 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.
- 4.130 The remaining three mixed use site options (C432/CE61, R127/RE24 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.

- 4.131 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 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

- 4.132 It is expected that all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. In addition the development of new mixed used development sites (particularly those which include residential uses and to a lesser extent employment uses) is likely to involve an increase in waste generation, regardless of location, but may also offer good opportunities for incorporating sustainable waste management practices (e.g. through sustainable construction but also designing new developments to incorporate space for storage and collection of recyclables). However, as this is not yet known and waste generation is generally determined by individuals' attitudes and behaviour towards waste, all effects are uncertain on this SA objective.
- 4.133 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, 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

- 4.134 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.
- 4.135 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.
- 4.136 Of the mixed use site options considered six (R127/RE24, 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) 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.
- 4.137 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.
- 4.138 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

- 4.139 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 NPPF²⁷, 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.
- 4.140 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 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 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.
- 4.141 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

- 4.142 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 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) this is uncertain. Site R127/RE24 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.
- 4.143 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

²⁷ Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework

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.

- 4.144 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 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.
- 4.145 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 attainment. A negligible effect has therefore been recorded in relation to this SA objective for these mixed use site options.
- 4.146 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

- 4.147 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

- 4.148 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.
- 4.149 Three of the mixed use site options which would provide an element of housing (RE25/RE128, C432/CE19 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.
- 4.150 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

- 4.151 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). 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 effect²⁸. 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.
- 4.152 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

- 4.153 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 be 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,
- 4.154 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 option (R127/RE24, 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,

²⁸ This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.

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 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.

- 4.155 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

- 4.156 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.
- 4.157 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 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 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 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.
- 4.158 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.
- 4.159 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

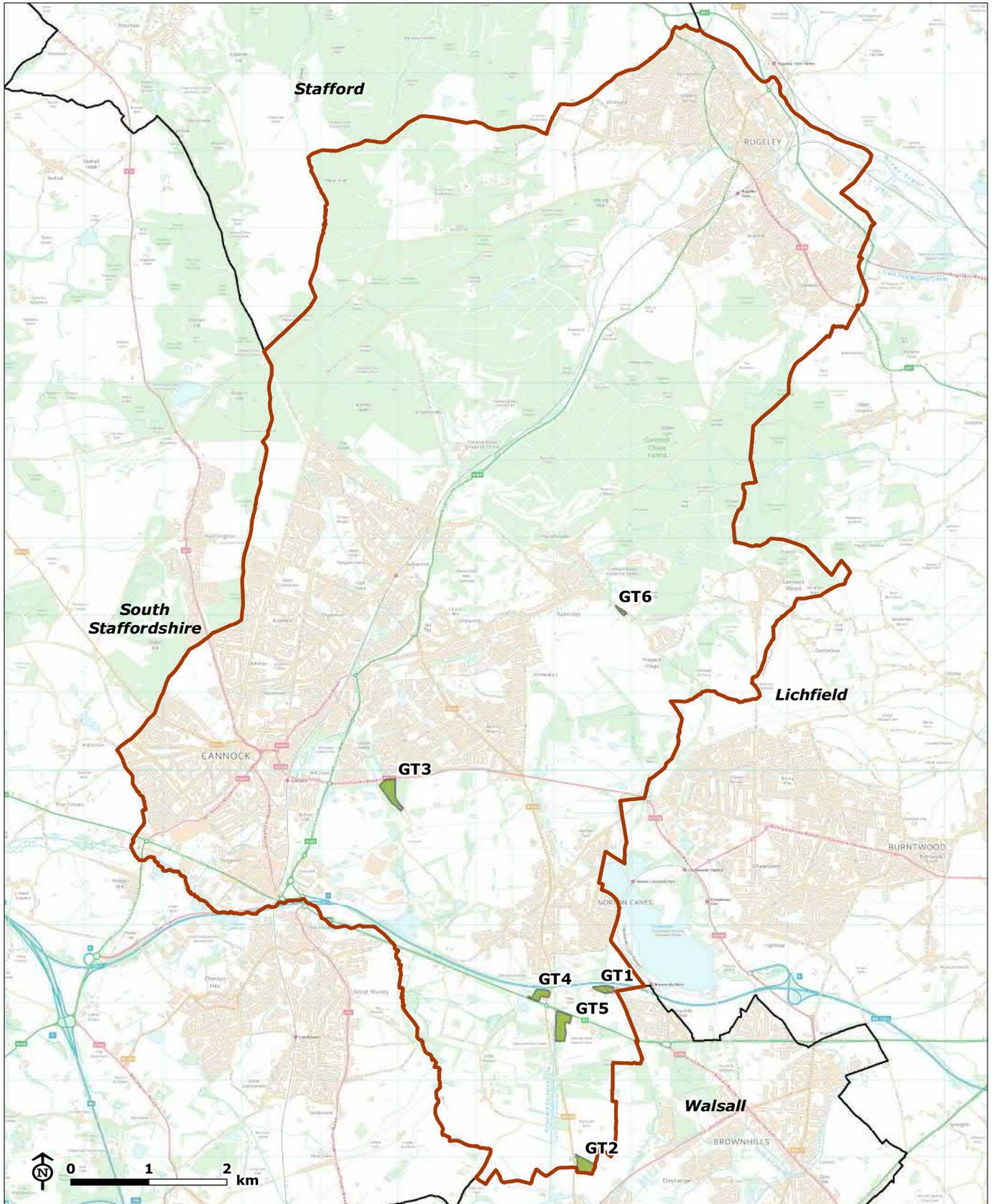
- 4.160 As none of the mixed use sites are located within town centres, the development of all 12 mixed use site options would not help to enhance the appearance of the built environment in those areas, or encourage people to visit and use town centre locations to the benefit of their vitality and viability. 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)

- 4.161 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.
- 4.162 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.
- 4.163 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.
- 4.164 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.
- 4.165 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.

Gypsy and Traveller site options

- 4.166 The SA findings for the reasonable alternative Gypsy and Traveller site options are summarised in **Table 4.4** below. A total of six reasonable Gypsy and Traveller site options were identified by the Council and have been subject to SA. It should be noted that, although significant effects have been identified for some of the SA objectives in line with the assumptions set out in **Appendix 4**, the size of the site options being considered to meet Gypsy and Traveller needs are likely to be small compared to many (but not all) of the other development site options being considered by the Council. This could temper the scale of some of the effects identified.
- 4.167 The locations of the Gypsy and Traveller site options are shown in **Map 4.4** which is presented overleaf. The detailed matrices for the Gypsy and Traveller site options can be viewed in **Appendix 8** of this Report.



- Gypsy and traveller site options
- Cannock Chase District Boundary
- Surrounding authority boundaries

**Cannock Chase Local Plan
Sustainability Appraisal**

**Map 4.4 Gypsy and
Traveller Site Options in
the Issues and Options
Version of the Local Plan**



Map Scale @ A4: 1:70,000

Source: CCC

Table 4.4: 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

- 4.168 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.
- 4.169 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.
- 4.170 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.
- 4.171 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.
- 4.172 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

- 4.173 Overall, five of the six Gypsy and Traveller site options are likely to have a negative effect on pollution.
- 4.174 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 AQMA²⁹ 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.
- 4.175 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.
- 4.176 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

²⁹ The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.

intensify air quality issues at any of the declared AQMAs in or in close proximity to the District and is also not located adjacent to an A-road which might otherwise have adverse impacts on residential amenity in terms of noise pollution an overall minor positive effect has been identified.

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

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

- 4.178 Where development takes place on greenfield land or areas of high quality agricultural land it is a less efficient use of land than development on brownfield sites or sites of lower quality agricultural land.
- 4.179 GT6 is the only site option that is located on brownfield land, therefore it could have a positive effect but as the site option is considered to be relatively small in size, only a minor positive effect is expected. If this site option were to be taken forward, it may help to encourage the use of onsite buildings and materials.
- 4.180 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

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

SA objective 5: Reduce the risk of flooding

- 4.182 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.
- 4.183 While new development in any location may offer good opportunities to incorporate sustainable drainage systems (SuDS), and therefore have a 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.
- 4.184 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

- 4.185 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.

- 4.186 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.
- 4.187 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

- 4.188 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.
- 4.189 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

- 4.190 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.
- 4.191 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.
- 4.192 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

- 4.193 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

- 4.194 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.
- 4.195 Effects on this SA objective therefore depend on how accessible existing schools and colleges are from Gypsy and Traveller site options, although there are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.

- 4.196 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

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

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

- 4.198 The location of Gypsy and Traveller sites that are allocated through the Local Plan will not affect the number or distribution of healthcare facilities in the District; however where existing healthcare facilities are easily accessible from Gypsy and Traveller sites there will be positive effects in terms of providing residents with access to the healthcare services that they need. 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

- 4.199 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).
- 4.200 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.
- 4.201 A minor negative effect is also identified for site option GT3 as an area of semi-natural open space is located within the site boundary that could be lost, retained or enhanced if the site is developed. The potential impact on the identified open space is however unknown until specific site proposals come forward. An uncertain mixed effect (significant positive and minor negative) is therefore expected overall for this site.

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

- 4.202 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 facilities. This proximity to services and facilities in the District is also likely to help limit the perception of isolation which new residents experience.
- 4.203 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.
- 4.204 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.

- 4.205 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.
- 4.206 Site option GT6 is not located within any of the above centres, however it is located within walking distance of a sustainable transport link (within 350m of a bus stop) so the public transport nodes accessible in close proximity to the site may allow for access to services and facilities further afield. A minor negative effect is therefore expected for site option GT6.

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

- 4.207 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

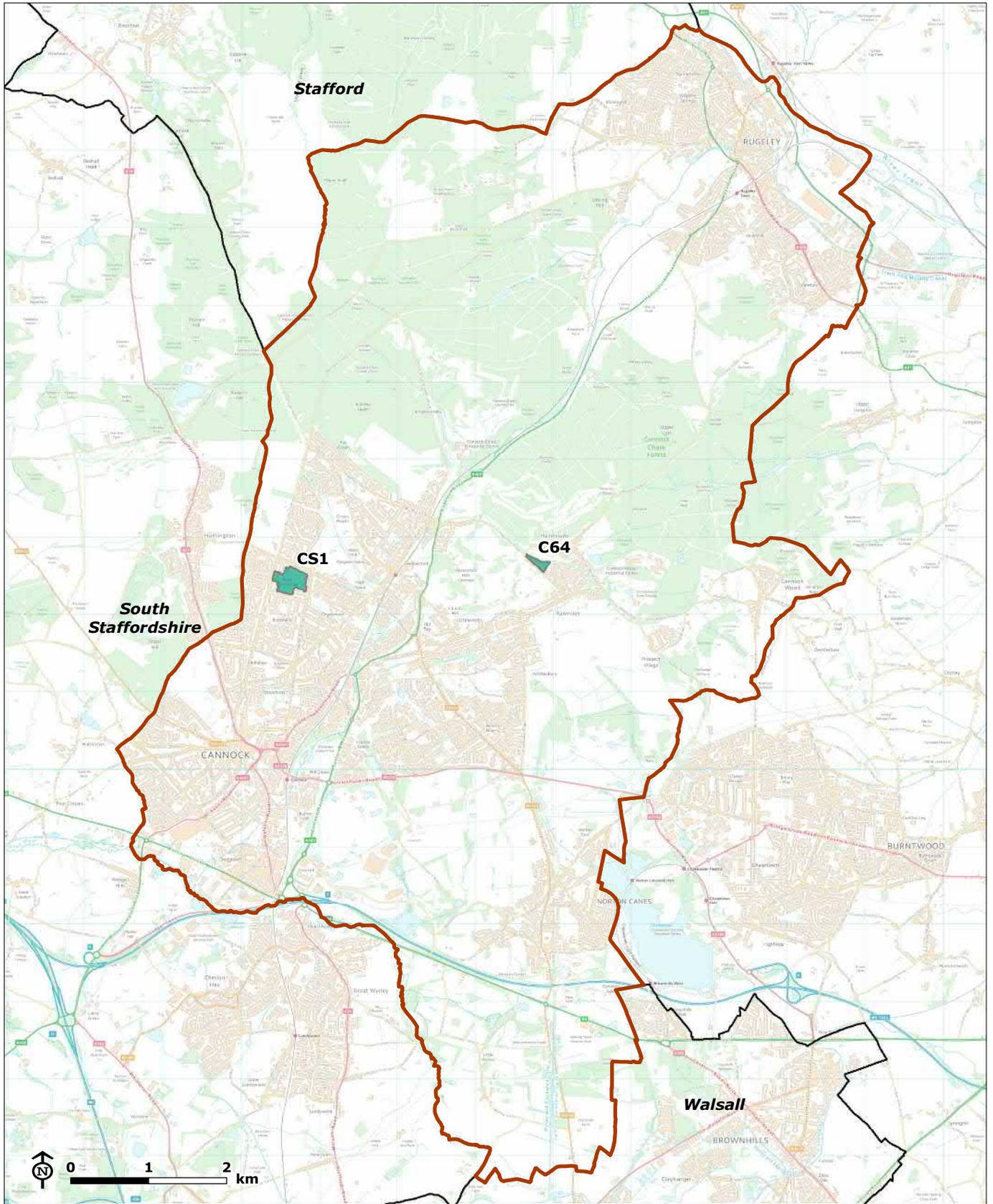
- 4.208 No Gypsy and Traveller site option is located within the town centres of Cannock, Rugeley or Hednesford. Overall a negligible effect is expected on all six Gypsy and Traveller site options.

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

- 4.209 Judgements about the likely effects of the Gypsy and Traveller site options on the historic environment have been based on the distances between the site options and designated historic assets. Where a site option is within 500m of a designated heritage asset, professional judgement and evidence (such as Conservation Area Appraisals, information contained on the Staffordshire Historic Environment Record, the Historic Environment Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys) have been used to inform the likely effects.
- 4.210 Site option GT3 is the only site option expected to have a significant negative effect on the historic environment. While this site lies within a historic character zone which has not been identified being of particularly high value in terms of the historic environment (CHECZ 15 - East of Cannock), the site also lies within close proximity (40m) of a designated heritage asset (New Farm House Grade II Listed Building). Considering the very close proximity of the site to this heritage asset there is potential for adverse impacts to result in terms of its significance and that of its setting.
- 4.211 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.
- 4.212 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.

Green space and recreation site options

- 4.213 The SA findings for the reasonable alternative green space and recreation site options are summarised in **Table 4.5** below. A total of two reasonable green space and recreation site options were identified by the Council and have been subject to SA. The locations of the green space and recreation site options are shown in **Map 4.5** which is presented overleaf. The detailed matrices for the green space and recreation site options can be viewed in **Appendix 9** of this SA Report.



- Green space and recreation site options
- Cannock Chase District Boundary
- Surrounding authority boundaries

**Cannock Chase Local Plan
Sustainability Appraisal**

**Map 4.5 Green Space and
Recreation Site Options in
the Issues and Options
Version of The Local Plan**



Map Scale @ A4: 1:70,000

Source: CCC

Table 4.5: Summary of SA Scores for Green Space and Recreation Site Options

SA Objective	C64	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	+?	+?

4.214 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

4.215 Notable effects (all positive) have been identified for SA objectives 1, 4, 6, 8, 12, 13 and 17 as shown in Table 4.2. These effects are summarised below.

4.216 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 is considered to be relatively small (under 3ha) and so a minor positive effect is expected.

- 4.217 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.
- 4.218 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 is a smaller site (less than 3ha), the positive effect expected is likely to be minor.
- 4.219 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 are only served every 60 minutes a negligible effect is likely.
- 4.220 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**.
- 4.221 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 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.
- 4.222 Neither Green Space and Recreation site option is located within 500m of a designated historic asset. However, minor positive effects are expected in relation to SA objective 17: **historic environment** as the provision of green space is likely to be to the benefit of the character of the District. The effect is uncertain as specific design and layout of both site options is unknown at this stage.

5 Sustainability Appraisal Findings for the Policy Options

- 5.1 This chapter presents the SA findings for the policy options that have been considered by the Council for the Local Plan. The chapter is set out to reflect the different elements presented in the Issues and Options (2019)³⁰ document:
- Local Plan Vision and objectives.
 - Policy options.
- 5.2 The Issues and Options document presents the Local Plan Vision and eight objectives. The Local Plan Vision set outs an aspirational image of the District over the plan period (2018-2036), which is to be supported by achievement of the objectives set out in the document.
- 5.3 These elements of the Local Plan have been carried over from the Local Plan (Part 1) and have been subject to review in the light of consultation responses received by the Council. The consultation responses have been mostly supportive of the current vision and objectives and as such these elements of the document have remained mostly unchanged.
- 5.4 The updated Local Plan Vision and objectives have been subject to appraisal and details of the appraisal are presented in **Table 5.1** below and the summary text which follows.

³⁰ Cannock Chase District Council (2019) *Local Plan: Issues and Options*

Local Plan Vision and objectives

Table 5.1: Summary of SA scores for the Local Plan Vision and objectives

Local Plan Vision and objectives									
Local Plan Vision									
Objective 1: Promote pride in attractive, safe local communities									
Objective 2: Create healthy living opportunities across the District									
Objective 3: Provide for housing choice									
Objective 4: Encourage a vibrant local economy and workforce									
Objective 5: Encourage sustainable transport infrastructure									
Objective 6: Create attractive town centres									
Objective 7: Provide well managed and appreciated environments									
Objective 8: Support a greener future									

SA objective	Local Plan Vision	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8
SA1: Biodiversity and geodiversity	+	0	0	0	+	0	0	++	+
SA2: Pollution	+	0	0	0	+	+	+	0	++
SA3: Previously developed land	+	0	0	0	+	0	0	0	0
SA4: Climate change	+	0	0	0	0	+	+	0	++
SA5: Flooding	+	0	0	0	0	0	0	0	++
SA6: Landscape and townscape	+	++	0	0	+	0	0	++	0
SA7: Waste	+	0	0	0	0	0	0	0	++
SA8: Sustainable transport	+	++	+		++	++	+	0	0
SA9: Housing	+	+	0	++	0	0	0	0	0
SA10: Education	+	0	0	0	++	++	0	0	0
SA11: Crime	+	++	0	0	0	0	0	0	0
SA12: Health and wellbeing	+	++	++	0	0	+	0	0	0

SA objective	Local Plan Vision	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8
SA13: Recreation	+	+	++	0	0	0	0	0	0
SA14: Services and facilities	+	+	0	0	0	++	0	0	0
SA15: Employment	+	0	0	0	++	+	+	0	0
SA16: Town centres	+	++	0	0	0	0	++	0	0
SA17: Historic environment	+	+	0	0	0	0	0	++	0

Description of the effects of Local Plan Vision in relation to SA objectives

- 5.5 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.
- 5.6 The Local Plan Vision sets out Cannock Chase as a place in which developments are designed to a high standard. A range of affordable and market housing will be available to meet local needs. Brownfield land opportunities are to be strengthened and key pollutions issues managed and reduced. A diversification of the local employment offer has been accommodated and there is access to opportunities for education and training. The role of the various town centres, district centre and local centres have been secured in terms of their vitality and viability. Open space, recreational assets as well as services and facilities are accessible for local residents and where possible sustainable transport links have been strengthened. The District's residents are proud of its heritage and natural environment assets, including 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.
- 5.7 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

- 5.8 No negative effects have been identified in relation to any of the eight objectives in the Issues and Options document. Most objectives are expected to have negligible effects in relation to the SA objectives, as each objective is fairly specific to a particular Local Plan topic. Significant positive effects have been identified in relation to SA objectives where the objectives in the Issues and Options document contain direct reference to addressing elements of the SA objective in question, and some minor positive indirect effects on other SA objectives.
- 5.9 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.

- 5.10 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**.
- 5.11 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.
- 5.12 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.
- 5.13 The Issues and Options document sets the aim of meeting the required choice of new homes in the District through objective 3. As such a significant positive effect is expected for SA objective 9: **housing**. Objective 1 does not address the provision of the required level of housing over the plan period but is supportive of the delivery of buildings which meet a high standard of design and therefore a minor positive effect is likely in relation to SA objective 9. The Issues and Options document sets out aims of improving the skill levels of the local workforce and improving access to educational facilities in the District through objectives 4 and 5. Therefore a significant positive effect is expected in relation to SA objective 10: **education** for these two objectives.
- 5.14 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.
- 5.15 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.

- 5.16 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.
- 5.17 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

- 5.18 The policy options contained in the Issues and Options document have been grouped together to relate to the achievement of the eight individual objectives of the Local Plan which have been described in the previous section of this report. The Issues and Options document presents each of the policy options groupings below the relevant plan objective. As such the SA findings are summarised below in relation to the objectives to which they relate. The order in which they appear reflect the order in which they appear in the Issues and Options document. The detailed SA matrices for the policy options can be found in **Appendix 10**.
- 5.19 The Issues and Options document has 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

- 5.20 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.
- 5.21 Two reasonable alternative policy options were considered in relation to the approach regarding design policy as shown in **Table 5.2** below. The potential sustainability effects are described below the table.

Table 5.2: Summary of SA scores for policy options for Local Plan objective 1

Design policy options	
Option A:	Strengthen the current policy to address the range of issues raised and update the Design SPD to include more detail, which reflects the increased emphasis of the NPPF of design matters
Option B:	As Option A but set minimum density standards for key areas such as town centres in Local Plan Policy and provide further guidance on optimum densities for other areas including character areas via a revised SPD

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

5.22 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.

- 5.23 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 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.
- 5.24 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.
- 5.25 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**.
- 5.26 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.
- 5.27 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

- 5.28 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.
- 5.29 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 5.3** below. The potential sustainability effects are described below the table.

Table 5.3: Summary of SA scores for policy options for Local Plan objective 2

Social inclusion and healthy living policy options	
Option A:	Update and bolster existing Policy CP5 to include more emphasis on providing linkages and opportunities for healthy lifestyles, healthy eating, and mental health and wellbeing including reducing isolation. It could also include more on public safety issues. This would also need to include a link to the most up to date playing pitch and indoor sports strategies to inform developments on a case by case basis depending on local need. Standards for open space assessment would need to be based on updated evidence and set in Local Plan policy, and this would also include allocation of the Greenspace network at a District-wide level and any Local Green Space if appropriate. The policy should include a new section relating to air quality.
Option B:	As per Option A but with further policy elaboration via supplementary planning documents
Option C:	As per Option A but make clear that the role of the greenspace network would be to allocate green spaces of strategic significance on a District scale (i.e. significant sites and sites which are key to delivering and maintaining green linkages and corridors as per updated evidence) and that it would be for local communities, through local policy i.e. neighbourhood plans, to designate smaller areas of green space which are of particular importance at the community level.
Option D:	As per Option A and create separate policy for the Hatherton Branch canal restoration and seek to safeguard the canal route

SA objective	Option A	Option B	Option C	Option D
SA1: Biodiversity and geodiversity	+	+	++	++?
SA2: Pollution	+	+	+	+
SA3: Previously developed land	+	+	++?	+
SA4: Climate Change	0	0	0	+
SA5: Flooding	+	+	+	+
SA6: Landscape and townscape	+	+	++?	++
SA7: Waste	0	0	0	0
SA8: Sustainable transport	0	0	0	+

SA objective	Option A	Option B	Option C	Option D
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

- 5.30 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.
- 5.31 The protection of open space through an updated version of Policy CP5 in the manner described is likely to have the most significant impact in relation to health and wellbeing and opportunities and facilities for recreation and leisure in the District. A significant positive effect is therefore expected in relation to SA objectives 12: **health** and 13: **recreation** for each option. The principle of protecting open space which is set out through each option would help to maintain areas of undeveloped land where surface water infiltration can safely occur. A minor positive effect is therefore likely for each option in relation to SA objective 5: **flooding**.
- 5.32 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**.
- 5.33 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.
- 5.34 It is also likely that the protection of greenspace in the District will help to protect habitats and habitat connectivity in Cannock Chase. Protection for greenspace is also likely to benefit the character of the open countryside as well as wider landscape character in the District.

Considering the potential for a more nuanced approach to the designation of greenspace at a local level provided through Option C the positive effect expected in relation to SA objectives 1: **biodiversity and geodiversity** and 6: **landscape and townscape** is expected to be significant. Furthermore there may be specific opportunities for achieving biodiversity gains and landscape improvements through the restoration of the Hatherton Branch Canal. The positive effect expected for Option D in relation to SA objectives 1 and 6 is also likely to be significant. It is noted that the Hatherton Branch Canal links to the waterway system within the Borough of Walsall to the south of Cannock Chase, which runs into the Cannock Extension Canal SAC. As such there will be a need to consider the 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.

- 5.35 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.
- 5.36 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

- 5.37 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.
- 5.38 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.
- 5.39 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. **Table 5.4** presents the potential sustainability effects for the overall housing growth policy options and the strategy for meeting overall housing growth policy options. **Table 5.5** presented later in this report contains the potential sustainability effects in relation to the policy options for affordable housing percentage requirement, housing mix, and gypsy, traveller and travelling showpeople housing needs. The sustainability effects expected for these groups of policy options are described in summary below the relevant tables.

Table 5.4: Summary of SA scores for overall housing growth policy options and the strategy for meeting overall housing growth policy options

Overall housing growth policy options

Option A: Local Housing Need alone with no unmet need. Based upon current standard methodology the Districts’ local housing growth for the plan period of 2018-2036 would be 5,112 net dwellings (284 net dwellings per annum).

Option B: Local Housing Need figure plus unmet need of an additional 500 dwellings giving a total housing growth figure of 5,612 net dwellings for the District (2018-2036) or 312 net dwellings per annum.

Option C: Local Housing Need figure plus unmet need of an additional 1,500 dwellings giving a total housing growth figure of 6,612 net dwellings for the District (2018-2036) or 367 net dwellings per annum.

Option D: Local Housing Need figure plus unmet need of additional 2,500 dwellings giving a total housing growth figure of 7,612 net dwellings for the District (2018-2036) or 423 net dwellings per annum.

Strategy for meeting overall housing growth policy options

Option A: Urban Areas – use sites already identified for housing within the urban areas and explore opportunities for further housing on urban sites.

Option B: Rugeley Power Station

Option B1: Urban Areas and housing-led redevelopment of former Rugeley Power Station.

Option B2: Urban Areas and employment-led/mixed use redevelopment of former Rugeley Power Station.

Option C: Green Belt Urban Extensions

Option C1: In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions at Rugeley/Brereton urban edges.

Option C2: In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions at Cannock/Hednesford/Heath Hayes and Norton Canes urban edges.

Option C3: In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions distributed across the District.

SA Objective		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
Overall Housing Growth Policy Options	Option A	?	?	-?	?	-?	?	?	?	++/-	?	0	?	?	?	?	?	?
	Option B	?	?	-?	?	-?	?	?	?	++	?	0	?	?	?	?	?	?
	Option C	?	?	--?	?	-?	?	?	?	++/- ?	?	0	?	?	?	?	?	?
	Option D	?	?	--?	?	-?	?	?	?	++/- ?	?	0	?	?	?	?	?	?
Strategy for Meeting Overall Housing Growth Policy Options	Option A	+/- ?	+/-?	+/-	++/- ?	+/-	+/-?	0	++/- ?	+/-	+	0	+/-?	+/-?	++	+/-?	++	+/- ?
	Option B1	+/- ?	+/-	++/-	++/-	+/-	+/-?	0	++/-	++/-	+?	0	+/-?	+/-?	+?	+/-?	+	+/- ?
	Option B2	+/- ?	+/-?	++/-	++/- ?	+/-	+/-?	0	++/- ?	+/-	+?	0	+/-?	+/-?	+	++?	+	+/- ?
	Option C1	--?	+/- ?	+/- ?	++?/ -	+/- ?	--?	0	++/-	++/-	+/-	0	+/-?	+/- ?	+?/-	+/-?	+	--?
	Option C2	--?	--?	+/- ?	++?/ -	+/- ?	--?	0	++/-	++	+/-	0	+/-?	+/- ?	+?/-	+/-?	+	--?
	Option C3	--?	--?	+/- ?	++?/ --	+/- ?	--?	0	++/- -	++	+/-	0	+/- ?	+/- ?	+?/- -	+/- ?	+	--?

Description of effects of policy options considered for overall housing growth in relation to SA objectives

- 5.40 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.
- 5.41 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.
- 5.42 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.
- 5.43 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 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.
- 5.44 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

- 5.45 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 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.).

- 5.46 The options considered in relation to the strategy for meeting overall housing growth in the District are expected to have a range of sustainability effects. In general those options which would place new homes in areas which are in close proximity to existing centres are likely to have more positive effects considering that existing services and facilities will be easier to access (particularly by sustainable and active modes of transport) and these areas are already highly developed with increased potential for development of brownfield land. Providing development at locations which already contain high levels of development may also reduce the potential for impacts on environmental designations such as biodiversity sites and the AONB, particularly where new growth is delivered in a manner which is considerate of existing sensitivities. It should be noted that the elements of development contained in Option A also also form part of Options B and C, and that the elements of development contained in B Options also form part of the C Options. The effects identified for Option A and the B Options follow through accordingly.
- 5.47 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 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.
- 5.48 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.
- 5.49 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 be the case where development is focussed at larger urban extensions. Substantial services and facilities are less likely to be provided where development would be spread across a number of smaller urban extensions as would be the case for Option C3. For Option C3 in relation to both SA objective 4 and SA objective 8 the significant positive effect is therefore expected to be combined with a significant negative effect. This option would also include a portion of development which would result in the extension of current settlement boundaries of the Districts' villages where there is weak service and facility provision and accessibility to sustainable transport is likely to result in increasing number of journeys being made by private vehicle.

- 5.50 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 excepted in combination with a minor positive effect for Option C3, is likely to be significant considering that this option may result in the expansion of the existing settlement boundaries at the villages of the District, thereby supporting a portion of growth at locations where service provision is weak, particularly in comparison to the town centre locations of the District.

- 5.51 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 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.
- 5.52 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.
- 5.53 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 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.

- 5.54 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 with 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), 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.
- 5.55 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, Hednesford and Norton Canes which corresponds with Proportionate Dispersal Location PD3 set out in the Greater Birmingham HMA Strategic Growth Study³¹ as an option to accommodate the unmet needs of Birmingham. Option C3 would also

³¹ GL Hearn and Wood (February 2018)The Greater Birmingham HMA Strategic Growth Study

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.

- 5.56 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 links. As such an uncertain significant positive effect is expected in relation to this SA objective for Option B2.

Table 5.5: Summary of SA scores for affordable housing percentage policy options, housing mix policy options and Gypsy, Traveller and Travelling Showpeople housing needs policy options

Affordable housing percentage requirements policy options

Option A: Amend strategic policy to reflect updated overall affordable housing needs (based on Housing Needs Assessment) including updated District-wide affordable housing percentage requirement. Require affordable housing provision from schemes of 10 dwellings or more (percentage subject to overall Local Plan viability assessment) with presumption this is to be on site, unless circumstances justify off site financial contributions. Continue to allow off-site financial contributions in lieu of on site provision in exceptional circumstances. Continue to require review of viability on large sites over 2 year period. Subject to Local Plan viability assessment results, consider the need for a continuation of current policy approach i.e. sites of 10-14 dwellings making off-site financial contributions.

Option B: In combination with Option A, implement specific affordable housing requirements for large site allocations.

Housing mix policy options

Option A: Continue with current policy approach of encouraging appropriate mix of housing sizes, types and tenures for different groups in the community on a District wide basis, informed by the Housing Needs Assessment.

Option B: Require specific percentages for mix of housing sizes, types and tenures for different groups in the community on individual sites, informed by the Housing Needs Assessment.

Option C: In combination with Option A, require specific percentages for mix of housing sizes, types and tenures for different groups in the community on large site allocations only.

Option D: In combination with other Options, allocate specific sites for different housing needs e.g. 100% affordable housing sites, sites for care homes, self build sites.

Gypsy, Traveller and Travelling Showpeople housing needs policy options

Option A: Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via a criteria-based approach to determining planning applications- do not allocate specific sites via the Local Plan.

Option B: Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via the allocating of sites within current 'Area of Search' identified in Local Plan (Part 1) (an area currently designated as Green Belt land in the main). Work with neighbouring authorities to identify any opportunities for meeting needs.

Option C: Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via the allocating of sites and expanding the current 'Area of Search' to a District wide search for sites (still likely to include 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.

SA Objective		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
Affordable Housing Policy Options	Option A	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
	Option B	0	0	0	0	0	0	0	0	++/-?	0	0	0	0	0	0	0	0
Housing Mix Policy Options	Option A	0	0	0	0	0	0	0	0	++	0	0	0	0	+	0	0	0
	Option B	0	0	0	0	0	0	0	0	++?	0	0	0	0	+	0	0	0
	Option C	0	0	0	0	0	0	0	0	++	0	0	0	0	+	0	0	0
	Option D	0	0	0	0	0	0	0	0	+/-?	0	0	0	0	+/--?	0	0	0
GTTS Housing Needs Policy Options	Option A	?	?	?	?	?	?	0	?	+/-	?	0	?	?	?	?	?	?
	Option B	-	--	+/-?	+/-?	-	+/-?	0	+/-?	++	+/-?	0	++/-?	++/-?	+/-?	+/-?	+/-?	-
	Option C	-?	-?	-?	-?	-?	-?	0	-?	++	-?	0	+/-?	+/-?	-?	-?	-?	-?
	Option D	?	?	+/-	?	?	?	0	?	++/-	?	0	?	?	+	?	?	?

- 5.57 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

- 5.58 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

- 5.59 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 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).

- 5.60 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

- 5.61 The policy options for meeting Gypsy, Traveller and Travelling Showpeople housing needs in the District are also most likely to directly affect SA objective 9. All options considered would seek to address the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment and therefore are expected to have a positive effect in relation to this SA objective. Options B, C and D would be likely to provide more certainty in relation to the delivery of this type of development given that they would allocate land to meet local requirements. Options A and D do not specifically require working with neighbouring authorities to identify any opportunities for meeting requirements to accommodate this type of growth and therefore the positive effects identified are likely to be combined with a minor negative effect.

- 5.62 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.
- 5.63 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.
- 5.64 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.
- 5.65 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.
- 5.66 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

- 5.67 This section summarises the SA findings for the first set of policy options set out below objective 4 in the Issues and Options document. Three groups of policy options have been presented in the Issues and Options document to be considered as part of the approach to address objective 4. Considering the high number of policy options considered as part of the approach to meeting this objective is it considered helpful to split the policy option groups between the group which relates to the more strategic issue of addressing the overall employment need in the District and those which relate to more the specific and self-contained issues of policy for addressing the current employment land and its potential loss as well as policy for the economy and skills.
- 5.68 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. **Table 5.6** below presents the potential sustainability effects for the overall employment needs policy options. **Table 5.7** which is presented later in this document, contains the potential sustainability effects in relation to the policy options for addressing the current employment land and its potential loss as well as for the economy and skills. The sustainability effects expected for these groups of policy options are described in summary below the relevant tables.

Table 5.6 Summary of SA scores for overall employment needs policy options

Strategy for meeting overall employment needs policy options

Option A: Urban areas- use sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites.

Option B: Rugeley Power Station

Option B1: Urban Areas and employment-led/mixed use redevelopment of former Rugeley Power Station.

Option B2: Urban Areas and housing-led redevelopment of former Rugeley Power Station.

Option C: Green Belt sites

Option C1: In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt sites. Prioritise extensions to Kingswood Lakeside followed by extensions to other existing employment sites.

Option C2: In combination with the options for the Urban Areas and former Rugeley Power Station consider all Green Belt site options across the District with no prioritisation to Kingswood Lakeside.

SA objective	Option A	Option B1	Option B2	Option C1	Option C2
SA1: Biodiversity and geodiversity	-?	-?	-?	--?	--?
SA2: Pollution	+/-?	+/-?	+/-	+/--	+/--
SA3: Previously developed land	+/-	++/-	++/-	++/--?	+/--?
SA4: Climate Change	+	+/-?	+/-	+?/-?	-?
SA5: Flooding	+/-	+/-	+/-	+/--?	+/--?
SA6: Landscape and townscape	+/-?	+/-?	+/-?	-?	--?
SA7: Waste	0	0	0	0	0
SA8: Sustainable transport	+	+/-?	+/-	+?/-?	-?
SA9: Housing	0	0	0	0	0
SA10: Education	+	+	+	+	+
SA11: Crime	0	0	0	0	0
SA12: Health and wellbeing	-?	?	?	-?	-?
SA13: Recreation	-?	?	?	-?	-?
SA14: Services and facilities	0	0	0	0	0
SA15: Economy	+	+++?	+	++	+++?

SA objective	Option A	Option B1	Option B2	Option C1	Option C2
SA16: Town centres	+	+?	+	+?	+?
SA17: Historic environment	+/--?	+/--?	+/--?	--?	--?

Description of effects of strategy for meeting overall employment needs in relation to SA objectives

- 5.69 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.).
- 5.70 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.
- 5.71 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.
- 5.72 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.

- 5.73 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 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.
- 5.74 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.
- 5.75 It recognised that new development within the Green Belt may occur at brownfield sites (as supported by the approach of the NPPF at paragraph 137) and that impacts will ultimately be dependent upon the design of new development which comes forward. However, it is generally expected that development at locations within the Green Belt is likely to be to the detriment of the undeveloped and open character of the countryside. A negative effect is therefore expected for Options C1 and C2 in relation to SA objective 6: **landscape**. The negative effect expected for Option C2 is likely to be significant given that it would potentially include development at locations within and in close proximity to the sensitive landscape of the Cannock Chase AONB.

This would include areas to the north of Hednesford and at Cannock Wood. The redevelopment of brownfield sites which could be achieved at urban locations and the Rugeley Power Station site, most notably through Options A, B1 and B2 is likely to result in a minor positive effect in relation to SA objective 6. Opportunities for the enhancement of the townscape and development which is sensitive to landscape character may emerge where regeneration proceeds at such locations. New employment growth of a substantial scale, however, still poses potential adverse impacts in relation to landscape character in the District, and therefore the minor positive effect expected for Options A, B1 and B2 is likely to be combined with a minor negative effect.

- 5.76 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.
- 5.77 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 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.
- 5.78 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 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.
- 5.79 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.

Table 5.7: Summary of SA scores for other employment land and the economy and skills policy options

Other employment land policy options
<p>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.</p> <p>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.</p>
Economy and skills policy options
<p>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.</p> <p>Option B: In combination with Option A, set out specific requirements from developments.</p>

SA objective	Other employment land policy options		Economy and skills policy options	
	Option A	Option B	Option A	Option B
SA1: Biodiversity and geodiversity	0	0	+	+
SA2: Pollution	+?	+?	+	+
SA3: Previously developed land	+	+/-	+	+
SA4: Climate Change	+?	+?	+	+
SA5: Flooding	0	0	0	0
SA6: Landscape and townscape	0	0	0	0
SA7: Waste	+	+/-	0	0
SA8: Sustainable transport	+?	+?	+	+
SA9: Housing	0	0	0	0
SA10: Education	0	0	+	+
SA11: Crime	0	0	+	+
SA12: Health and wellbeing	0	0	0	0
SA13: Recreation	0	0	0	0
SA14: Services and facilities	0	0	+	+

	<i>Other employment land policy options</i>		<i>Economy and skills policy options</i>	
SA15: Economy	++?	++	++?	++/-?
SA16: Town centres	+/-?	+/-?	0	0
SA17: Historic environment	0	0	0	0

Description of effects of policy options considered for other employment land and skills and economy in relation to SA objectives

- 5.80 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.
- 5.81 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 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.
- 5.82 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.
- 5.83 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 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.
- 5.84 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**.

- 5.85 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**.
- 5.86 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

- 5.87 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.
- 5.88 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 5.8** below. The potential sustainability effects are described below the table.

Table 5.8: Summary of SA scores for policy options for Local Plan objective 5

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

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
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

5.89 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.

- 5.90 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.
- 5.91 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**.
- 5.92 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

- 5.93 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.
- 5.94 Four reasonable alternative policy options were considered in relation to the policy approach to town centres in the Local Plan, as shown in **Table 5.9** below. The potential sustainability effects are described below the table.

Table 5.9: Summary of SA scores for policy options for Local Plan objective 6

Town centre policy options	
Option A:	Retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording ensure the policy is up to date, and set clear town centre boundaries and development quanta where appropriate based on an updated evidence base.
Option B:	As per Option A, but introduce a local policy on local thresholds which would trigger the need for an impact test for town centre uses which are proposed in out of town locations.
Option C:	Produce separate Area Action Plans (AAPs) for the larger town centres, including the retention and updating of the adopted Rugeley AAP and the continued pursuance of the emerging AAP for Cannock Town Centre.
Option D:	Support the preparation of local policy and guidance to direct investment to centres / town centres via a range of means as most appropriate to the local context e.g. Masterplan, prospectus, Supplementary Planning Documents, Neighbourhood Plan etc.

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
SA16: Town centres	++/-	++	++/-?	++?

SA objective	Option A	Option B	Option C	Option D
SA17: Historic environment	0	0	0	0

Description of effects of policy options for town centres in relation to SA objectives

- 5.95 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.
- 5.96 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 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.
- 5.97 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

- 5.98 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 is it 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.
- 5.99 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. **Table 5.10** overleaf presents the potential sustainability effects for the biodiversity and geodiversity policy options and the Cannock Chase SAC policy options.
- 5.100 **Table 5.11** which is presented later in the document, contains the potential sustainability effects in relation to the policy options for the landscape and historic environment. The sustainability effects expected for these groups of policy options are described in summary below the relevant tables.

Table 5.10 Summary of SA scores for biodiversity and geodiversity policy options and Cannock Chase SAC policy options

Biodiversity and geodiversity policy options	
<p>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</p> <p>Option B: As above but also introducing a new policy for Cannock Extension Canal Special Area of Conservation (SAC)</p>	
Cannock Chase SAC policy options	
<p>Option A: Update the Cannock Chase SAC Policy CP13 as necessary to reflect the updated evidence</p>	

SA Objective		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
<i>Biodiversity and geodiversity policy options</i>	Option A	++/-?	0	0	+	+	0	0	0	-?	0	0	0	0	0	0	0	0
	Option B	++	0	0	+	+	0	0	0	-?	0	0	0	0	0	0	0	0
<i>Cannock Chase SAC policy options</i>	Option A	++	+	0	+	0	++	0	+	-?	+	0	+	+	0	0	0	0

Description of effects of policy options considered for biodiversity and geodiversity, and the Cannock Chase SAC in relation to SA objectives

- 5.101 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.
- 5.102 It is expected that all options considered across both policy option groups would have a significant positive effect in relation to SA objective 1: **biodiversity and geodiversity**. The options considered seek to directly address this SA objective. Both biodiversity and geodiversity policy options would update the policy position in the District in relation to the conservation and enhancement of biodiversity and geodiversity assets to reflect new national policy and the most current local context. Option A considered for the Cannock Chase SAC would update policy to be in line with the habitats regulations and is to ensure no harm arises to the SAC. It is likely, however, that failure to include a new policy for Cannock Extension Canal SAC, through Option A for the biodiversity and geodiversity policy options would fail to take the opportunity to specifically address ecological concerns at the SAC. A minor negative effect is therefore expected in combination in relation to SA objective 1 for this option.
- 5.103 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.
- 5.104 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.
- 5.105 The policy option considered to address the Cannock Chase SAC would update current Policy CP13. This policy is supportive of measures to encourage sustainable travel as part of delivering mitigation which will prevent adverse effects on the SAC. It also promotes the delivery of new or financial contribution to Suitable Alternative Natural Green Space (SANGS) where appropriate to support new developments. It is noted that support for SANGS may be superseded by an update of the policy however any update is expected to include reference to the implementation of Strategic Access Management and Monitoring (SAMM) measures which mitigate for the impact of increased visitors in the SAC. These measures are likely to help encourage modal shift to the benefit of air quality and greenhouse gas emissions in Cannock Chase. Opportunities for recreation and improvement in public health may also result through any incorporation of new open space. A minor positive effect is therefore expected in relation to SA objectives 2: **pollution**, 4: **climate change**, 8: **sustainable transport**, 12: **health** and 13: **recreation**.
- 5.106 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**.

Table 5.11: Summary of SA scores for landscape character and Cannock Chase AONB policy options, and historic environment policy options

Landscape character and Cannock Chase Area of Outstanding Natural Beauty (AONB) policy options	
Option A:	Retain current policy wording with minor amendments to update and reflect the most up to date evidence base and national policy context if applicable
Option B:	Include detailed criteria in policy for assessing suitability of different types of application, including retaining the current criteria for extensions/replacement buildings in the Green Belt
Option C:	Retain current policy wording (with minor modifications to update) and provide further elaboration if required via an updated design SPD
Historic environment policy options	
Option A:	Expand existing Policy CP15 to embrace the historic environment as a catalyst for positive regeneration with referenced links to related policy areas and any updates to the evidence base
Option B:	As above but also to add more specific reference to particular local heritage opportunities in town centres, canals and collieries and former mineral railway lines to help bring new life into town centres and historic commercial buildings, consider other regeneration/leisure opportunities and enhance the footway/cycleway network. This more specific reference to heritage opportunities could also refer in generic terms to the (forthcoming) Heritage Impact Assessment evidence to provide guidance for managing change at allocated sites
Option C:	As above but incorporating a District-wide Interpretation Strategy policy framework

SA Objective		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
Landscape character and Cannock Chase AONB	Option A	+	0	+	0	0	++?	0	+	-	0	0	+	+	0	0	0	0
	Option B	+	0	+?	0	0	++	0	+	--?	0	0	+	+	0	0	0	0

SA Objective		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
<i>policy options</i>	Option C	+	0	+	0	0	++	0	+	-	0	0	+	+	0	0	0	0
<i>Historic environment policy options</i>	Option A	+	0	+	0	0	++	0	0	-	0	0	0	0	0	+	+	+
	Option B	+	0	++	0	0	++	0	+	+?/-	0	0	+	+	0	+	+++?	++
	Option C	+?	0	+++?	0	0	++	0	0	-	0	0	0	0	0	+	+	+++?

Description of effects of policy options considered for landscape character and the historic environment in relation to SA objectives

- 5.107 The two groups of policy options considered directly seek to protect, conserve and enhance the natural landscape and built historic environment of Cannock Chase. As such the most significant effects are expected for all options considered in relation to SA objective 6: **landscape and townscape** and SA objective 17: **historic environment**. All options considered in relation to landscape would provide an update to current policy (Policy CP14) which requires that all development is considerate of landscape character in order to protect and conserve locally distinctive qualities, rural openness and sense of place. Similarly the options considered in relation to the historic environment would update Policy CP15 in the current Local Plan which requires that new development is sensitive to and inspired by their context and should add value to the existing historic environment, landscape and townscape character. It is expected that all options considered would have a significant positive effect in relation to SA objective 6, while only the options relating to the historic environment would have a significant positive effect in relation to SA objective 17.
- 5.108 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**.
- 5.109 As Option B would include support for regeneration/leisure opportunities and enhancement of the footway/cycleway network in the policy text this option is also expected to help provide additional opportunities for residents to partake of walking and cycling as leisure activities. A minor positive effect is therefore expected in relation to this option for SA objectives 8: **sustainable transport**, 12: **health** and 13: **recreation**. As the current policy in the Local Plan does not directly relate to these issues a negligible effect has been recorded for Options A and C. Each of the options considered in relation to the protection of landscape character in the District would update Policy CP14 in the current Local Plan which is currently supportive of development which would create connections to existing rights of way networks. This policy also provides support for development which would enhance access to high quality open spaces or development which would protect or enhance green infrastructure. A minor positive effect is therefore expected for each option in relation to SA objectives 8, 12 and 13.
- 5.110 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 adaptation 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 adaptation 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.
- 5.111 As both policy options groups would build on the current relevant policy in the Local Plan (Policies CP14 and CP15 respectively) a minor positive effect is also expected for all options in relation to SA objective 1: **biodiversity and geodiversity**. Policy CP14 is supportive of development which

would allow for opportunities for restoring, strengthening and enhancing distinctive landscape features including those which may be benefit in terms of habitat provision and wider connectivity in the District. A similarly positive effect is expected for the options considered to address the historic environment given that Policy CP15 sets out the requirement to make provision for the retention of protected species prior to the commencement of works on heritage assets in the District.

- 5.112 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

- 5.113 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.
- 5.114 Three reasonable alternative policy options were considered in relation to the policy approach to supporting a greener future in the District through the Local Plan, as shown in **Table 5.12** below. The potential sustainability effects are described below the table.

Table 5.12: Summary of SA scores for policy options for Local Plan objective 8

Greener future policy options	
Option A:	Update current Local Plan (Part 1) Policy CP16 to reflect up to date evidence base work. Include reference to potential role of canal network in contributing to low carbon technologies and surface water drainage; measures to protect 'controlled waters'; matters to consider in relation to regulated sites; such as waste processing facilities, reflecting the 'agent of change' principle. Enhance links to the role of green/blue infrastructure in supporting a green future.
Option B:	In combination with Option A, continue current policy approach of encouraging sustainable construction standards, but not requiring them.
Option C:	In combination with Option A, require developments to meet specific building standards, including sustainable construction standards such as water efficiency, energy efficiency, low carbon/renewable technologies and include in local plan policy.

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

SA Objective	Option A	Option B	Option C
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

- 5.115 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.
- 5.116 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**.
- 5.117 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.
- 5.118 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**.
- 5.119 It is likely that setting out encouragement for or the requirement for sustainable construction standards through an updated Design SPD or in policy in the Local Plan, as per Options B and C respectively, could have additional sustainability benefits. These approaches would also require developers to meet a more onerous set of standards through new proposals for development. As such significant positive effects are expected in relation to SA objectives 4: **climate change**, 7: **waste**, 8: **sustainable transport** and 14: **services and facilities** for these two options. In addition to the further benefit effects sustainable construction standards could have in relation to the incorporation of more sustainable construction materials and resource use, Options B and C would update the Design SPD which currently sets out that a design and access statement is required to accompany major applications. This approach is likely to improve the connectivity of sites by sustainable mode of transport and is also expected to help limit the potential for development to have adverse impacts on the wider transport network. The significant positive effect expected for Options B and C in relation to SA objectives 4 and 7 is uncertain given that sustainable construction standards would be encouraged but not expressly required through this option.
- 5.120 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.

- 5.121 As all options would support the incorporation of green infrastructure and landscaping at new development in the District, they are likely to help protect the existing landscape character and distinctiveness of the District. A minor positive effect has therefore been recorded for all options in relation to SA objectives 6: **landscape and townscape** and 17: **historic environment**. A minor negative effect is combined with this positive effect for Options B and C. These options would seek to either encourage or require the use of sustainable construction standards, such as energy efficiency improvements and low carbon/renewable energy technologies. It is expected that the incorporation of these types of measures may adversely impact upon the established character of the District.

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 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. Because of the early stage of the Cannock Chase Local Plan and the uncertainty attached to many of the potential effects identified, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. Furthermore effects which the SA expects to be minor may become significant and versa vice. As the Local Plan review is progressed further and the likely significant effects are identified with more certainty, it may be appropriate to narrow down the monitoring framework to focus on a smaller number of the SA objectives.
- 6.3 **Table 6.1** overleaf sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan review. Note that the indicators proposed are included as suggestions at this stage may change when Cannock Chase Council prepares its monitoring framework for inclusion in the next iteration of the Local Plan.
- 6.4 The monitoring framework and relevant indicators from Local Plan (Part 1) has been used as a starting point for the monitoring framework below. Updates have been made taking into consideration changes to the Cannock Chase Local Plan (Part 1) 2014 Monitoring framework as presented in the Authority Monitoring Report (2018).
- 6.5 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.

Table 6.1: Proposed Monitoring Framework for the Cannock Chase Local Plan

SA objectives	Proposed monitoring indicators
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	<ul style="list-style-type: none"> • 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
2. Minimise pollution and protect and enhance air, water, and soil quality.	<ul style="list-style-type: none"> • 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
3. Ensure development makes efficient use of previously developed land and buildings.	<ul style="list-style-type: none"> • Total amount of employment floorspace on previously developed land – by type • Total number of dwellings on previously developed land
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	<ul style="list-style-type: none"> • CO2 emissions • Carbon emissions by sector • Number of planning permissions for renewable and low carbon energy generation schemes, or incorporating such technology
5. Reduce the risk of flooding.	<ul style="list-style-type: none"> • Number of Initial Environment Agency objections to development proposals • Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	<ul style="list-style-type: none"> • 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
7. Make sustainable use of resources and minimise waste generation.	<ul style="list-style-type: none"> • Place 2 Residual household waste per household • Place 3 Percentage of household waste sent for re-use, recycling and composting
8. Encourage and facilitate the use of sustainable modes of transport.	<ul style="list-style-type: none"> • Access to services and facilities by public transport, walking and cycling • Levels of recreational cycling

SA objectives	Proposed monitoring indicators
9. Ensure all people are able to live in a decent home which meets their needs.	<ul style="list-style-type: none"> • Net additional dwellings-in previous years • Net additional dwellings-for the reporting year • Gross additional dwellings-for the reporting year (including dwellings demolished – for the reporting year) • Managed delivery target • Number of affordable homes delivered (gross) • Number of new residential care, extra care and sheltered units • Net additional dwellings-in future years including the '5 year land supply' • Net additional pitches (Gypsy and Traveller) • The Traveller Caravan Count (formerly The Count of Gypsy and Traveller Caravans)
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	<ul style="list-style-type: none"> • Improvements to facilities in monitoring year • Intended and actual destinations of young people on leaving school; numbers with an offer of a place in learning; current activity of young people resident in the LA area • Visits to and usage of museums and galleries
11. Reduce crime and the fear of crime.	<ul style="list-style-type: none"> • Levels of serious violent and acquisitive crime • Ongoing reduction in people killed and with serious injuries on Cannock Chase District roads • Developer contributions to upgrade/increase town centre CCTV coverage.
12. Improve public health and ensure health facilities are accessible for those in need.	<ul style="list-style-type: none"> • Adult participation in sport and active recreation • Mortality rate from all circulatory diseases at ages under 75 • Improved sense of wellbeing • Excess weight among school children in Reception • Excess weight among primary school children in Year 6 • Excess weight in adults • Life expectancy
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	<ul style="list-style-type: none"> • Open spaces created/lost • Adult participation in sport and active recreation
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	<ul style="list-style-type: none"> • Number of Assets of Community Value • Usage of Leisure Centres • Visits to and usage of museums and galleries • Improvements to facilities in monitoring year • Access to services and facilities by public transport, walking and cycling

SA objectives	Proposed monitoring indicators
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	<ul style="list-style-type: none"> • Total amount and type of completed employment floorspace • Total amount of employment floorspace on previously developed land – by type • Employment land available • Job density rate • Working age population on out of work benefits • EDP2 Increase/decrease in the employment rate of the District’s residents • New business registration rate • Employment by industry sector • EDP1 Reduce youth unemployment (18-24 age group) to the County rate by 2017
16. Enhance the town centres in order to protect and improve their vitality and viability.	<ul style="list-style-type: none"> • Project delivery progress in Cannock, Hednesford and Rugeley Town Centres • Net town centre floorspace • Net retail floor space – comparison and convenience
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	<ul style="list-style-type: none"> • Numbers of Parish Plans, Neighbourhood Plans, Design Statements prepared • Number of conservation areas with up to date appraisals and management plans • Number and percentage of all heritage assets at risk • The creation and maintenance of an up to date Local List of historic buildings.

7 Conclusions

- 7.1 The Cannock Chase Local Plan Issues and Options document, and in particular the reasonable alternatives considered during its preparation have been subject to a detailed appraisal against the SA objectives which were developed at the scoping stage of the SA process. The SA Report has considered the potential sustainability effects of 133 site options, and the 54 policy options (as well as the Local Plan Vision and objectives) in the Local Plan Issues and Options document.
- 7.2 The Local Plan Vision and objectives were assessed as having generally positive effects against a range of SA objectives, as these 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 growth and regeneration over the plan period, taking into account the unmet needs of the wider housing market area. This level of growth over up to 2036 is to be balanced against a need to conserve and enhance built and natural environmental assets in the District.
- 7.3 In general, policy options 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. These 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. The consideration of potential sites for development as a result of allocation has also resulted in the identification of detrimental sustainability effects, particularly in terms of potential impacts upon the sensitive assets of the natural environment.
- 7.4 The District contains significant areas of sensitive environmental features in terms of landscape (the Cannock Chase AONB) and biodiversity (the Cannock Chase SAC and the Cannock Extension Canal SAC). Many areas of the District are in close proximity to these features. Furthermore this includes some of the areas considered for allocation through the Local Plan. 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.
- 7.5 This tension extends to other areas of the District, including those within the Green Belt. It is expected that policy options which would result in alterations to the Green Belt in Cannock Chase to provide (residential, gypsy and traveller and employment) development at these locations may result in harm in terms of increased pressures on biodiversity and landscape features including the AONB in the District given that it lies within the Green Belt designation. The users of those new development sites may also have a reduced level of access to existing services and facilities in the District, particularly in comparison to residents within the urban areas. This will partly be dependent upon the potential for incorporation of new services and facilities where development is to occur as Green Belt urban extensions, with large portions of growth likely to provide the critical mass to support the delivery of more substantial provisions of this type. As such the cumulative negative effects which may result due to this approach may extend beyond environmental concerns to those which are also social.
- 7.6 The potential for adverse impacts on the distinct features of the District as a result of development required in the Local Plan to satisfy housing and employment needs are explicitly recognised by the Local Plan Issues and Options document which identifies a need to protect and enhance the highly valued and most sensitive areas. The document has been structured with policy options to address the specific objectives of the Local Plan. Beyond considerations for the development growth and protection and enhancement of local natural and built environments, the document also considers policy approaches to secure the protection of the vitality and viability of the District's town centre locations, sustainable transport infrastructure, healthy living in the District as well as means of achieving positive climate change mitigation and adaptation measures.
- 7.7 Considering the Local Plan Issues and Options document as a whole a number of options have been identified to choose between. These provide a basis to ensure that the level, type and

location of growth in the District over the plan period is appropriately balanced with the maintenance and enhancement of Cannock Chase's natural and built environment. The document also sets out options which will be able to support beneficial impacts in terms of local residents' social wellbeing, by being supportive of measures which will ensure that they have access to services and facilities and limiting the potential for isolation in the community.

Next Steps

- 7.8 This SA Report will be available for consultation alongside the Local Plan: Issues and Options document from 13th May 2019 to 8th July 2019. 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 review.
- 7.9 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.
- 7.10 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.

LUC
March 2019

Appendix 1

Consultation Responses Received in Relation to the SA Scoping Report (June 2018)

Table A1.1: 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			
Rep ID No.	Respondent	Comment	Response
General comments			
SAS c1	Coal Authority	Pleased to see coal mining legacy included in the report	Comment noted.
SAS c2	Environment Agency	<p>The Environment Agency has reviewed the Sustainability Appraisal Scoping Report undertaken by LUC (June 2018).</p> <p>Chapter 3: Baseline Data</p> <p>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.</p>	<p>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.</p>
		<p>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.</p>	<p>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.</p>

		<p>Chapter 4: Key Sustainability Issues</p> <p>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.</p> <p>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.</p>	<p>The updated Environment Agency guidance on how climate change could affect flood risk to new developments has been referred to in Appendix 3 of this SA Report as part of the baseline review.</p> <p>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.</p>
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	<p>Appendix 1: Plans, Policies and Programmes</p> <p>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#</p> <p>Flood Risk Management Plans (FRMPs) were published in March 2016. Stafford is covered by the Humber FRMP which can be viewed here: https://www.gov.uk/government/publications/humber-river-basin-district-flood-risk-management-plan</p> <p>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</p> <p>Your Strategic Flood Risk Assessment (SFRA) should be included, although this will require updating to support the Local Plan review.</p> <p>Your Water Cycle Study (WCS) should be included, although this will require updating to support the Local Plan review.</p> <p>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</p>	<p>The review of relevant plans, policies and programmes has been included in this SA Report at Appendix 3. 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 currently underway and will be available to inform the next iteration of the SA Report.</p> <p>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.</p> <p>The site assumptions for SA objective 5 have been updated in line with the consultee's comment in this SA Report at Appendix 4. Consideration of surface water risks based on greenfield/brownfield is now considered separately from the flood zone in which a site falls.</p>
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		<p>Table A2.1: Assumptions to be Applied</p> <p>SA Objective 2: Minimise pollution and protect and enhance air, water, and soils.</p> <p>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:</p> <ul style="list-style-type: none"> • Sites that can connect to foul mains: negligible impact on water quality (0) • Sites that can't connect to the foul mains: severe negative (--) <p>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.</p> <p>SA Objective 5: Reduce the risk of flooding</p> <p>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:</p> <ul style="list-style-type: none"> • Flood Zone 3a/3b – severe negative impact • Flood Zone 2 – negative impact • Flood Zone 1 – negligible impact <p>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.</p>	
SAS c3	Highways England	It is noted that Appendix 1 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 Transport Circular 02/13 'The Strategic Road Network and the delivery of Sustainable	The SA Report at Appendix 2 includes a review of relevant plans, policies and programmes. The Department for Transport Circular 02/13 'The Strategic

		<p>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.</p>	<p>Road Network and the delivery of Sustainable Development' has been included as part of this review.</p>
SAS c4	Historic England	<p>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.</p> <p>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/ .</p> <p>Historic England recommends that a scoping report should:</p> <ul style="list-style-type: none"> • 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. <p>Historic England suggests that scoping reports are tailored to the type, purpose</p>	<p>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.</p> <p>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 2.</p> <p>The baseline for the SA Report including that relating to the historic environment is presented at Appendix 3. This includes detail as requested by the consultee in relation to the historic townscape environment has been included.</p> <p>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</p>

	<p>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.</p> <p>Context</p> <p>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.</p> <p>Relevant Plans, Programmes and Policies</p> <p>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;</p> <ul style="list-style-type: none"> • 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). <p>Baseline Information</p> <p>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.</p> <p>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</p>	<p>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.</p> <p>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.</p>
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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 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 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 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

		<p>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.</p> <p>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 2) 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.</p> <p>Next steps</p> <p>We advise that the Scoping Report and associated work is developed in line with our advice above. I hope you find this helpful in moving forward, and please do not hesitate to get in touch if you have any queries regarding our advice. To help you get a sense of our advice with respect to the Local Plan work as a whole, we advise that you follow the advice set out in the following guidance notes;</p> <ul style="list-style-type: none"> • 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/ <p>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.</p>	
SAS c5	Inland Waterways association (Lichfield	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	Comment noted.

	Branch)	Report table A2.1, 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.	
SAS c6	Lichfield District Council	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.	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.

SAS c7	St Modwen (Watling St Business Park) (RPS)	<p>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”.</p> <p>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 1 of the SA Scoping Report and reviewed, which should then inform the issues that the plan needs to address.</p> <p>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.</p> <p>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 1.</p>	<p>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 2. 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 1 of the SA Scoping Report and has also been carried forward to the SA Report at Appendix 2.</p> <p>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 2.</p>
SAS c8	Taylor Wimpey (Lichfields)	<p>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</p>	<p>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 2 of a SA Scoping Report and are re-presented in this SA Report at Appendix 4. The updated SA</p>

		being promoted for development by Taylor Wimpey.	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.
SAS c9	Other amendments (CCDC)	<p>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.</p> <p>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.</p>	<p>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.</p> <p>The SA assumptions in Appendix 4 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.</p>
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).			
SASc9	Natural England	The updated National Planning Policy Framework.	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 Table A1.1 in Appendix 1.

			This SA Report now includes a review of the updated NPPF (February 2019) at Appendix 2.
SASc10	Lichfield & Hatherton Canals Trust	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 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.	<p>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.</p> <p>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 "<i>Protect, enhance, and create <u>and ensure access to open spaces and facilities for leisure and recreation</u></i>". 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.</p>
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.			

SASc11	Natural England	For our remit, we are satisfied that the baseline is suitable.	Comment noted.
SASc12	Lichfield & Hatherton Canals Trust	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.	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 3.
Question 3: Whether there are any additional key sustainability issues (Chapter 4) that should be included.			
SASc13	Natural England	There are no other key sustainability issues we wish to raise.	Comment noted.
Question 4: Whether the SA framework (Chapter 5) is appropriate and includes a suitable range of objectives.			
SASc14	Natural England	We are satisfied that the SA framework is appropriate and includes suitable objectives.	Comment noted.
Question 5: Whether the assumptions for judging significant effects for the site options are appropriate (scoping report Appendix 2).			
SASc15	Natural England	For the assumptions which fall within our remit, we are satisfied that these are appropriate.	Comment noted.

Appendix 2

Review of Plans, Policies and Programmes

Table A2.1: Review of plans, policies and programmes relevant to the preparation of the Cannock Chase Local Plan and the SA

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
International			
IPCC's Fifth Assessment Report on Climate Change (IPCC, 2014) ³²	To limit and/or reduce all greenhouse gas emissions which contribute to climate change	The Local Plan should support reduction in emissions of greenhouse gases.	Include sustainability objectives to support reduction in emissions of greenhouse gases.
The Cancun Agreement- UNFCC (2011)	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.	The Local Plan should aim to reduce emissions and include greenhouse gas emissions.	Include sustainability objects to support the reduction in greenhouse gas emissions and mitigation to climate change.
Johannesburg Declaration on Sustainable Development (2002)	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.	Ensure that site allocations and policies take account of the principles of the Declaration.	Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.
Aarhus Convention (1998)	Established a number of rights of the public with regard to the environment. Local authorities should provide for: <ul style="list-style-type: none"> • 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. 	Ensure that site allocations and policies take account of the principles of the Convention.	Ensure that public are involved and consulted at all relevant stages of SA production. <i>Relates to the overall SA process.</i>
European			
<i>The Convention for the Protection of the Architectural Heritage of</i>	The main purpose of the convention is to reinforce and promote policies for the conservation and enhancement	Ensure site allocations and	Include SA objectives on the conservation and enhancement of

³² IPCC (2014) Fifth Assessment Report on Climate Change

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
<i>Europe (Granada Convention 1985)</i>	of Europe's heritage and to foster closer European co-operation in defense 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.	policies take account of the conservation of heritage.	heritage and decision making criteria on architectural heritage.
<i>The European Convention on the Protection of Archaeological Heritage (Valetta Convention 1992)</i>	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.	Ensure site allocations and policies take account of the conservation of heritage.	The SA Framework should include an objective on the conservation and enhancement of heritage and decision making criteria on archaeological heritage.
<i>SEA Directive 2001</i> Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	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.	Allocate sites and develop policies that are selected based on the SEA findings (as well as other relevant factors).	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). <i>Relates to the overall SA process.</i>
<i>The Industrial Emissions Directive 2010</i> Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	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.	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.	Include sustainability objective for reducing pollution.
<i>Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU</i>	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.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency.
<i>The Birds Directive 2009</i> Directive 2009/147/EC is a	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following	Allocated sites and development	Include sustainability objectives for the protection of birds.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
codified version of Directive 79/409/EEC as amended	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.	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.	
<i>The Waste Framework Directive 2008</i> Directive 2008/98/EC on waste	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.	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.	Include sustainability objectives that minimise waste production as well as promote recycling.
<i>The Air Quality Directive 2008</i> Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment	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.	Include sustainability objectives to maintain and enhance air quality.
<i>The Floods Directive 2007</i> Directive 2007/60/EC on the assessment and management of flood risks	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.	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.	Include sustainability objectives that relate to flood management and reduction of risk.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
<p><i>The Water Framework Directive 2000</i></p> <p>Directive 2000/60/EC establishing a framework for community action in the field of water policy</p>	<p>Protection of inland surface waters, transitional waters, coastal waters and groundwaters.</p>	<p>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.</p>	<p>Include sustainability objectives to protect and minimise the impact on water quality.</p>
<p><i>The Landfill Directive 1999</i></p> <p>Directive 99/31/EC on the landfill of waste</p>	<p>Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.</p>	<p>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.</p>	<p>Include sustainability objectives to increase recycling and reduce the amount of waste.</p>
<p><i>The Drinking Water Directive 1998</i></p> <p>Directive 98/83/EC on the quality of water intended for human consumption</p>	<p>Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.</p>	<p>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.</p>	<p>Include sustainability objectives to protect and enhance water quality.</p>
<p><i>The Packaging and Packaging Waste Directive 1994</i></p> <p>Directive 94/62/EC on packaging and packaging waste</p>	<p>Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.</p>	<p>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.</p>	<p>Include sustainability objectives to minimise the environmental impact of waste and promote recycling.</p>
<p><i>The Habitats Directive 1992</i></p>	<p>Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements.</p>	<p>Allocate sites and develop policies that</p>	<p>Include sustainability objectives to protect and maintain the natural</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora	Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.	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.	environment and important landscape features.
<i>The Nitrates Directive 1991</i> Directive 91/676/EEC on nitrates from agricultural sources.	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.	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.	Include sustainability objectives to reduce water pollution.
<i>The Urban Waste Water Directive 1991</i> Directive 91/271/EEC concerning urban waste water treatment	Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.	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.	Include sustainability objectives to reduce water pollution.
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	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.	Include sustainability objectives to conserve natural resources and cultural heritage.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
EU Seventh Environmental Action Plan (2002-2012)	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.	Develop policies that take account of the Environmental Action Plan as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
National			
Ancient Monuments and Archaeological Act (1979)	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.	The Local Plan will seek to ensure policies that reflect the conservation and protection of heritage and archaeological assets.	The SA should ensure the concept of the Ancient Monuments and Archaeological Act is reflect through SA objectives and appraisal questions.
Localism Act (2011)	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. <ul style="list-style-type: none"> The new act makes it easier for local people to 	The Local Plan will need to reflect the principles of Localism as identified in the document. The Local Plan will need to incorporate the	To ensure the concepts of the Localism Act are embedded within the SA framework. <i>Relates to the overall SA process.</i>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<p>take over the amenities they love and keep them part of local life;</p> <ul style="list-style-type: none"> • 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. <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>	<p>concept of Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.</p>	
<p>National Planning Policy Framework (2019)</p>	<p>Presumption in favour of sustainable development.</p> <p>Delivering sustainable development by:</p>	<p>Development plan has a statutory status as the starting point for decision making.</p>	<p>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.</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	Delivering a sufficient supply of homes.	Development plans should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.	The SA Report should include a sustainability objective / appraisal question relating to the supply of housing.
	Building a strong, competitive economy.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.
	Ensuring vitality of town centres.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Promoting healthy and safe communities.	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.	The SA Report should include a sustainability objective / appraisal question relating to the promotion of healthy and safe communities.
	Promoting sustainable transport.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	Enhance the provision of local community facilities and services by supporting the expansion of	Include a sustainability objective relating to improving communication.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		electronic communications networks.	
	Making effective use of land.	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.	The SA Report should include a sustainability objective / appraisal question relating to the use of previously developed land.
	Achieving well-designed places.	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.	The SA Report should include a sustainability objective / appraisal question relating to good design.
	Protecting Green Belt Land.	To prevent urban sprawl by keeping land permanently open.	Include a sustainability objective relating to urban sprawl.
	Meeting the challenge of climate change, flooding, and coastal change.	The plan should take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and	Include a sustainability objective relating to climate change mitigation and adaption.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		landscapes, and the risk of overeating from rising temperatures.	
	Conserving and enhancing the natural environment.	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.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment.	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.	Include a sustainability objective relating to the conservation and enhancement of historic features.
	Facilitating the use of sustainable minerals.	Encourage prior extraction of minerals where practicable and environmentally	Include a sustainability objective relating to avoiding sterilisation of identified, viable mineral reserves.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		feasible.	
Housing and Planning Act (2016)	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.	The Cannock Chase Local Plan will need to take account of the provisions of the Act in relation to housing provision.	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	The emphasis of the Paper is on four areas: <ul style="list-style-type: none"> • 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. 	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.	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)	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: <ul style="list-style-type: none"> • 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 	The objectively assessed need for housing will need to be based on the new standardised methodology for calculating housing need.	Include sustainability objectives relating to new housing provision and the local authority's capacity to manage growth.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<p>and other needs across boundaries.</p> <ul style="list-style-type: none"> • 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. <p>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.</p>		
National Planning Practice Guidance (2018)	<p>Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> • 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 	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.	The principles and requirements of national policy will need to be embedded within the SA framework and appraisal
National Planning Policy for Waste (2014)	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy	The Local Plan should be in conformity with national waste	Include a sustainability objective relating to waste generation and management.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	Statement 10.	planning policy.	
Planning Policy for Traveller Sites (2015)	<p>The Governments planning policy for Traveller sites which aims to:</p> <ul style="list-style-type: none"> • 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. 	The Local Plan should include any policies and site allocations needed to support Gypsy and Travellers.	Ensure the requirements of national planning guidance are reflected in the SA Framework.
HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment	<p>The 25 Year Environment Plan sets out government action to tackle a wide range of environmental pressures.</p> <p>The 25 Year Environment Plan identifies six areas around which action will be focused. These include:</p> <ul style="list-style-type: none"> • Using and managing land sustainably. • Recovering nature and enhancing the beauty of landscapes. • Connecting people with the environment to improve health and wellbeing. • Increasing resource efficiency, and reducing pollution and waste. • Securing clean, productive and biologically diverse seas and oceans. • Protecting and improving the global environment 	Develop policies that promote conservation and enhancements of the natural environment and ensure that site allocations take account of the goals of the Environment Plan.	Include sustainability objectives that relate to the protection of the natural environment.
DEFRA (2018) Draft Clean Air Strategy 2018	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	Ensure that site allocations and policies will contribute	Include sustainability objectives to protect and improve air quality.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	inform the detailed National Air Pollution Control Programme, to be published by March 2019.	to maintaining and improving 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	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.	Ensure that site allocations and policies will contribute to maintaining and improving air quality.	Include sustainability objectives to protect and improve air quality.
DEFRA (2017) UK plan for tackling roadside nitrogen dioxide concentrations	Statutory air quality plan for nitrogen dioxide (NO2), setting out how the UK will be reducing roadside nitrogen dioxide concentrations.	Ensure that site allocations and policies will contribute to maintaining and improving air quality.	Include sustainability objectives to protect and improve air quality.
HM Government (2017) The UK Climate Change Risk Assessment	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: <ul style="list-style-type: none"> • 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. 	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.	Include sustainability objectives relating to the six urgent climate change risks identified in the assessment.
HM Government (2017) The Clean Growth Strategy	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	The Local Plan should support renewable energy provision including electricity,	Include a sustainability objective relating to increasing energy provided from renewable sources.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	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.	heat and transport.	
HM Government (2017) Industrial Strategy: Building a Britain fit for the future	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.	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.	The SA will need to consider objectives in relation to economic growth and development.
Laying the Foundations: A Housing Strategy for England (2011)	<p>The Housing Strategy sets out a package of reforms to :</p> <ul style="list-style-type: none"> • 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. <p>There is the target to deliver up to 100,000 new homes by freeing up public sector land with Build Now, pay later deals.</p>	The Local Plan needs to include policies that help in the delivery of housing.	Include a sustainability objective relating to housing provision.
UK Government Sustainable Development Strategy: Securing the Future (2005)	<p>The Strategy sets out 5 principles for sustainable development:</p> <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance ; and • Using sound science responsibly. <p>The strategy sets four priorities for action:</p>	The Local Plan should seek to deliver sustainable communities. These are places which: <ul style="list-style-type: none"> • Meet the diverse needs of existing and future residents 	To ensure that the requirements of the Strategy are embedded within the SA framework.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> Sustainable consumption and production; Climate change and energy; Natural resource protection and environmental enhancement; Sustainable communities <p>The strategy commits to:</p> <ul style="list-style-type: none"> A programme of community engagement; Forums to help people live sustainable lifestyles; Open and innovative ways for stakeholders to influence decision; educating and training 	<ul style="list-style-type: none"> 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 	
English Heritage Historic England Corporate Plan 2015 to 2018 (2015)	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> Secure the preservation of ancient monuments and historic buildings; Promote the preservation and enhancement of the character and appearance of conservation areas; and Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings. 	The Local Plan should contain a planning framework which safeguards the historic environment.	Include a sustainability objective relating to the historic environment.
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	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.	The Local Plan will need to be consistent with the National Policy Statement.	Include a sustainability objective relating to energy efficiency.
Energy White Paper: Our Energy Future (2003)	<p>There are four key aims in this document:</p> <ul style="list-style-type: none"> 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; 	The Local Plan and its policies need to promote development that is energy efficient and increases the use	Include a sustainability objective relating to energy efficiency.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> 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. 	and/ or availability or renewable energy.	
The Carbon Plan: Delivery our Local Carbon Future (2011)	<p>The Carbon Plan sets out the government’s plans for achieving the emissions reductions it committed to in the first four carbon budgets.</p> <p>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.</p>	The Cannock Chase Local Plan will need to include policies that reflect the targets within the Carbon Plan.	Include a sustainability objective relating to greenhouse gas emissions.
Safeguarding our Soils- A Strategy for England (2011)	<p>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.</p>	The Cannock Chase Local Plan will need to include policies on the safeguarding of soils.	Include a sustainability objective relating to soils.
The Plan for Growth implementation update (2013)	<p>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:</p> <ul style="list-style-type: none"> 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. 	The Cannock Chase Local Plan policies will need to reflect the ambitions set out within the Plan for Growth 2013.	Include a sustainability objective relating to economic growth.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)	<p>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.</p> <p>It sets out the strategic direction for biodiversity policy for the next decade (including rivers and lakes) and at sea.</p>	The Local Plan will need to contain policies that protect biodiversity.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Lifetime Neighbourhoods (2011)	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.	The policies and site allocations will need to reflect the requirements set out within the national strategy.	Include a sustainability objective relating to the creation of sustainable communities.
UK Bioenergy Strategy (2012)	<p>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.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> • 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 	The principles of the Bioenergy Strategy 2012 will need to be reflected within the Cannock Chase Local Plan policies.	Include a sustainability objective relating to energy efficiency and climate change.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	deployment on other areas, such as food security and biodiversity.		
Future Water: The Government's Water Strategy for England (DEFRA, 2008)	<p>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.</p> <p>The vision for 2030 includes:</p> <ul style="list-style-type: none"> • "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". 	Policies should aim to contribute to the vision set out in this Strategy.	Include SA objectives which seek to protect, manage and enhance the water environment.
The Climate Change Act (2008)	<p>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.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> • 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 	The Cannock Chase Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.	Include a sustainability objective relating to climate change.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	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.		
Heritage Protection for the 21 st Century: White Paper (2007)	<p>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:</p> <ul style="list-style-type: none"> • 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 	The Cannock Chase Local Plan policies will need to ensure that they protect the District's heritage assets.	Include a sustainability objective relating to cultural heritage.
The Air Quality Strategy for England vol. 1 (2007)	<p>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:</p> <ul style="list-style-type: none"> • Further improve air quality in the UK from today and long term. • Provide benefits to health, quality of life and the environment. 	The Cannock Chase Local Plan policies will need to work towards further improving air quality in the UK.	Include a sustainability objective relating to air quality.
Working with the grain of nature – A Biodiversity Strategy for England (2011))	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.	The Local Plan should minimise loss of biodiversity when allocating sites for development.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Energy Act (2008)	The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives:	Policies and site allocations will have to ensure a positive	Include a sustainability objective relating to energy efficiency and climate change.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<p>Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>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.</p> <p>Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.</p>	<p>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.</p>	
<p>Green Infrastructure and the Urban Fringe (Natural England, 2009)</p>	<p>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.</p>	<p>Polices 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.</p>	<p>Ensure the concept of green infrastructure is promoted through the SA framework.</p>
<p>Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)</p>	<p>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.</p>	<p>Cannock Chase Local Plan policies should promote efficient use of water in new developments and good management of water resources</p>	<p>Consideration of water related issues within the SA framework.</p>
<p>National Infrastructure Plan (2014)</p>	<p>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</p>	<p>The Cannock Chase Local Plan objectives and policies should support the delivery of infrastructure to support new development.</p>	<p>To ensure that infrastructure delivery is embedded within the SA framework.</p>

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
Waste Management Plan for England (2013)	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.	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.	The objectives of the national waste policy will be required to be embedded within the SA framework.
Flood and Water Management Act (2010)	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.	The Local Plan should protect existing and future development as well as residents in Cannock Chase from flood risk.	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.
The Conservation of Habitats and Species Regulation 2017	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.	The plan should seek to ensure that development does not have an adverse effect on any European sites and European protected species.	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	<p>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:</p> <ul style="list-style-type: none"> • 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. 	The plan should seek to enhance public transport provision and encourage active modes of travel such as walking and cycling.	The SA Report should include a relevant sustainability objective / appraisal question relating to sustainable transport.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
National Policy Statement EN1: Overarching Energy Policy Statement (2011)	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.	The plan will need to be consistent with the National Policy Statement.	The SA Report should include a sustainability objective relating to energy efficiency.
Securing the Future: Delivering UK Sustainable Development Strategy (2011) DEFRA	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: <ul style="list-style-type: none"> • sustainable consumption and production; • climate change and energy; • natural resource protection and environmental enhancement; and • Sustainable communities. 	The plan should contain policies that meet the aims of the Sustainable Development Strategy.	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	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.	Policies within the plan should reflect the objectives of the strategy where relevant.	The SA Report should include a sustainability objective / appraisal question relating to health and wellbeing.
Building a Greener Future: Policy Statement (2017) DCLG	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.	Policies in the plan should seek to promote zero carbon residential development.	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)	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	The plan should encourage developments that would support renewable energy provision including	The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and energy.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
		electricity, heat and transport.	
Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (2013) Department for Transport	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.	The plan should contain policies to promote economic growth through a reliable road network.	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	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.	Policies within the plan should reflect this approach to manage flood risk.	The SA Report should include sustainability objectives/ appraisal questions in relation to flood risk management.
Planning (Listed Buildings and Conservation Areas) Act 1990	The Listed Buildings and Conservation Areas Planning 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.	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.	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)	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.	The plan should contain policies that reflect flood risk management and river basin planning.	To ensure that flood risk management is embedded within the SA framework and objectives.
River Basin Management Plan (2015) Humber River Basin District	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	The plan should contain policies that seek to promote the protection and	Include a sustainability objective relating to the protection and enhancement of the water environment and its benefits.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<p>which inform the River Basin Management Plan are:</p> <ul style="list-style-type: none"> • Baseline Classification of Water Bodies • Statutory Objectives for Potected Areas • Statutory Objectives for Water Bodies, and • Summary Programme of Measures to achieve Statutory Objectives. 	enhancement of water bodies and their benefits.	
Midlands Engine Strategy (2017)	<p>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;</p> <ul style="list-style-type: none"> • Improving connectivity, • Strengthening skills, • Supporting enterprise and innovation, • Promoting the Midlands, and • Enhancing quality of life. 	The Plan should contain policies to reflect the objectives set out in the Midlands Engine Strategy, including economic growth, education and connectivity.	The SA Report should include sustainability objectives that relate to the Midlands Engine Strategy five key objectives.
Midlands Connect Strategy (2017)	<p>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.</p>	The Plan should aim to include policies that reflect the aims of the Midlands Connect Strategy.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.
Staffordshire Local Flood Risk Management strategy (2015)	<p>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.</p>	The Plan should include policies to regarding flood risk management that reflect the Staffordshire Local Flood Risk Management.	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)	<p>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;</p> <ul style="list-style-type: none"> • Stimulating enterprise, innovation and inward investment, • Briging forward key employment sites, 	The Plan should include policies that promote educational and skills prosperity, appropriate housing, economic growth and infrastructure	The SA Report should include sustainability objectives which reflect the vision of the Stoke-on-Trent and Staffordshire LEP.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> 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. 	improvements.	
Strategic Economic Plan (SEP) for Greater Birmingham and Solihull Local Enterprise Partnership (LEP) (2016)	<p>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;</p> <ul style="list-style-type: none"> 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. 	The Plan should include policies which reflect the Greater Birmingham and Solihull SEP vision, particularly around economic growth and investment.	The SA Report should include sustainability objective which reflect the strategic objectives set out by the Greater Birmingham and Solihull LEP.
Local			
Cannock Chase District Integrated Transport Strategy 2013-2028	<p>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;</p> <ul style="list-style-type: none"> Easy and safe access to everyday facilities and activities, Economic prosperity and growth, and Tackle climate change and reduce carbon emissions. 	The Local Plan process should be informed by the integrated transport strategy and include policies which reflect connectivity, economic growth and climate change.	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)	<p>The Plan sets out the five year priority focus for the District in the following 7 strategic objectives;</p> <ul style="list-style-type: none"> Establishing McArthur Glen Designer Outlet as a major visitor attraction, Increase housing choice, 	The Local Plan should include policies informed by the Cannock Chase Corporate Plan.	The SA Report should include sustainability objectives which reflect town centre enhancement, employment opportunities and housing.

Plan/ Policy/ Programme	Objectives and Requirements	How to incorporate into the Local Plan	Implications for the SA
	<ul style="list-style-type: none"> • 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. 		

Appendix 3

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 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. The UK Climate Projections (UKCP09) show that in 2050 the climate in the West Midlands will be warmer with wetter winters and drier summers than at present³³. Specifically:

³³ UK Climate Projections (August 2014; Accessed March 2018) Maps & key findings Online at: <http://ukclimateprojections.metoffice.gov.uk/23767?emission=medium>

- Under the medium emissions scenario, the increase in winter mean temperature is estimated to be 2.1°C; it is very unlikely to be less than 1.2°C and is very unlikely to be more than 3.2°C.
- Under the medium emissions scenario, the increase in summer mean temperature is estimated to be 2.6°C; it is very unlikely to be less than 1.2°C and is very unlikely to be more than 4.4°C.
- Under the medium emissions scenario, the change in winter mean precipitation is estimated to be 13.0%; it is very unlikely to be less than 2.0% and is very unlikely to be more than 27.0%.
- Under the medium emissions scenario, the change in summer mean precipitation is estimated to be -17.0%; it is very unlikely to be less than -37% and is very unlikely to be more than 6.0%.

- 9 The Renewable Energy Capacity Study for the West Midlands³⁴ was prepared to develop the evidence base for renewable energy capacity within the West Midlands authorities up to 2030 in order to help local authorities maximise their contribution towards the UK target of generating 15% of its energy from renewable sources by 2020. The study reveals a potential renewable energy resource of 54.2GW by 2030 for the West Midlands 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.
- 10 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 gas³⁵.
- 11 The latest Department for Business, Energy and Industrial Strategy figures³⁶ are set out in **Table A3.1** and show generally decreasing trends for CO₂ emissions (kilotonnes) in Cannock Chase from 2005 to 2016. The decreasing trend in emissions reflects the decrease in overall emissions for the UK between 2005 and 2016. Over this same period, carbon dioxide emissions in the West Midlands fell 35% from 7.1tCO₂ per capita to 4.6tCO₂ per capita. . Across the UK the decrease was recorded as 38% for this period³⁷.
- 12 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

³⁴ Telford and Wrekin Council (March 2011) The Renewable Energy Capacity Study for the West Midlands

³⁵ Cannock Chase Council (February 2018) Authority's Monitoring Report 2017-2018

³⁶ Department for Business, Energy & Industrial Strategy (June 2018) UK local authority and regional carbon dioxide emissions national statistics: 2005-2016. . Online at: <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

³⁷ Department for Business, Energy and Industrial Strategy (June 2018) Local authority carbon dioxide emissions estimates 2016

energy capacity and a rise in nuclear generation. Overall the emission factor has declined by 45% between 2005 and 2016³⁸.

- 13 In addition, the latest Department for Business, Energy and Industrial Strategy figures³⁹ for energy consumption (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household from 2005 to 2016 in Cannock Chase are set out in **Table A3.2**. There has been a general decreasing trend in energy consumption as well as CO₂ emissions between 2005 and 2016. 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. 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 for the West Midlands which has seen the largest decrease (over 900kWh) of the regions in the UK in terms of average domestic consumption between 2005 and 2015. The region continued to see a decrease in energy consumption between 2015 and 2016, with total consumption falling by 2.7%. There are 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 composition⁴⁰.

Table A3.1: Source of CO₂ Emissions in Cannock Chase by Sector (2005-2016)

Year	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Total (kt CO ₂)	Per Capita Emissions (t)
Cannock Chase District					
2005	205.9	241.9	129.5	574.9	6.1
2006	208.7	245.3	128.5	580.2	6.1
2007	210.8	237.7	127.4	573.3	6.0
2008	182.6	237.8	120.1	537.8	5.6
2009	157.9	215.5	115.8	486.4	5.0
2010	175.8	229.4	114.4	516.6	5.3
2011	158.2	201.8	112.3	469.1	4.8
2012	170.0	213.9	1108.5	489.1	5.05.0
2013	170.6	211.4	107.0	485.7	4.25.0
2014	139.8	167.6	108.8	412.7	4.2
2015	146.0	172.3	111.6	426.3	4.3
2016	130.8	164.4	113.5	405.1	4.1

Table A3.2: Energy Consumption in Cannock Chase by Sector (2005-2015)

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)
2005	54.8	79.5	36.9	172.0
2006	53.1	79.0	37.6	170.6
2007	54.6	77.5	37.5	170.5
2008	47.4	74.4	36.3	159.0
2009	43.0	68.8	35.4	148.3
2010	46.2	68.1	34.7	150.3
2011	43.7	65.0	34.2	144.1
2012	43.1	64.3	32.9	141.8
2013	44.3	62.5	32.6	141.3
2014	40.8	58.7	33.2	134.5
2015	46.3	61.0	33.5	142.8

³⁸ Department for Business, Energy and Industrial Strategy (June 2018) Local and Regional Carbon Dioxide Emissions Estimates for 2005-2016 for the UK

³⁹ Department for Business, Energy and Industrial Strategy (November 2018) Sub-national total final energy consumption in the United Kingdom (2005-2016)

⁴⁰ Department for Business, Energy and Industrial Strategy (January 2018) Sub-national Electricity and gas consumption statistics

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)
2016	45.3	61.2	33.5	142.1

Environment and Biodiversity

Landscape

- 14 The Review of Cannock Chase Landscape Character Assessment⁴¹ 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.
- 15 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.
- 16 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.
- 17 There are open arable areas with low hedges, areas of smaller hedged fields and large unenclosed areas in Cannock Chase. Generally mixed farming, together with horticulture is the main agricultural land use, with more demanding crops such as potatoes and sugar beet on the higher quality land. Grassland supporting dairying and other livestock enterprises is generally concentrated further north.
- 18 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.
- 19 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.
- 20 The Review of AONB Landscape Character Framework⁴² identified that there are nine LCTs within the AONB as follows:
- Forest Heathlands;
 - Sandstone Hills and Heaths;
 - Settled Heathlands;
 - Sandstone Estatelands;

⁴¹ Cannock Chase Council (November 2016) Review of Landscape Character Assessment for Cannock Chase District

⁴² Cannock Chase AONB Unit (August 2017) Review of AONB Landscape Character Framework

- Settled Plateau Farmland;
 - Settled Farmlands;
 - River Meadowlands;
 - Coalfield Farmlands; and
 - Planned Coalfield Farmlands
- 21 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.
- 22 The AONB Management Plan⁴³ sets out the approach that will be taken to conserving and enhancing the AONB over the period 2014-2019. It lists the following as high level objectives for the AONB:
- Develop Cannock Chase AONB as a special, peaceful and tranquil place for everyone who lives in, works within or visits the area.
 - Conserve and enhance the distinctive and nationally important landscape of Cannock Chase AONB and the locally, nationally and internationally important biodiversity and geodiversity it supports, ensuring links between habitats within the AONB and surrounding landscape.
 - Develop a place valued and understood by everyone who comes into contact with Cannock Chase AONB, so that they can contribute positively to the shaping of its future.
 - Ensure a safe, clean and tranquil environment that can contribute to a high and sustainable quality of life.
 - Support a balance between a working landscape where prosperity and opportunity increase, biodiversity flourishes and pressure upon natural resources is diminished.
 - Create a place of enjoyment for everyone, providing opportunities for quiet recreation and maintaining ecosystems that contribute positively to physical and mental wellbeing.
 - Maintain and develop a successful partnership, working together to manage Cannock Chase AONB effectively.
- 23 Many parts of the District's landscape are also recognised for their role in providing green infrastructure. The following areas are recognised to fulfil this role:
- Cannock Chase AONB (including Country Parks, SACs and SSSIs).
 - Cannock Extension Canal SAC, which plays an important role in providing a green corridor.
 - Hednesford Hills, Hazelslade, Hawks Green and Mill Green Valley Local Nature Reserves and all Sites of Biological Importance.
 - Cannock Chase District Green Space Network (particularly where the space forms a distinct, vital role i.e. flood risk management).
 - Trent and Mersey Canal and River Trent corridor.
 - Parts of the Green Belt, namely planned coalfield landscapes to the north and east of Norton Canes and Wimblebury; heath landscapes to the east and north of Hednesford and Wimblebury; wooded estatelands and heath landscapes to the south of Rugeley and Brereton (leading into the Cannock Chase AONB).
 - Chasewater Country Park (Lichfield District).
- 24 In addition, there are important linkages between other areas such as Cannock Chase and Sutton Park.

⁴³ Cannock Chase AONB Joint Committee, Cannock Chase AONB Management Plan 2014-2019

Green Belt

- 25 Approximately 60% of Cannock Chase District is located within the West Midlands Green Belt. 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.
- 26 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 Review⁴⁴ 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.

Biodiversity

- 27 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 change⁴⁵.
- 28 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 Staffordshire⁴⁶ include:
- Broadleaved Woodland;
 - Wood-pasture and parkland;
 - Hedgerows;
 - Grasslands;
 - Heathland;
 - Standing water;
 - Streams and rivers; and
 - Wetlands.
- 29 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.

⁴⁴ LUC (March 2016) Cannock Chase Green Belt Study

⁴⁵ Staffordshire Biodiversity Partnership, (2011) Staffordshire Biodiversity Action Plan,

⁴⁶ Staffordshire Wildlife Trust and Staffordshire Wildlife Sites Partnership (December 2017) Guidelines for the selection of Local Wildlife Sites in Staffordshire

- 30 Three SSSIs are located partially or wholly within Cannock Chase District. These include Cannock Extension Canal (5.15 ha), Cannock Chase (1,264.3 ha, of which around 391ha 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 265ha 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 2016-2017⁴⁷ is as follows:
- Cannock Chase – 5.4%
 - Cannock Extension Canal – 41.1%
 - Chasewater and the Southern Staffs Coalfield Heaths – 3.81%
- 31 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.
- 32 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 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.
- 33 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.
- 34 The River Trent forms the northern most boundary of the District and the Staffordshire and Worcestershire 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.

Historic Environment

- 35 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.
- 36 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

⁴⁷ Cannock Chase Council (May 2018) Authority's Monitoring Report 2016-2017

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.⁴⁸

- 37 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 five (Main Road, Brereton, Rugeley Town Centre, Cannock Town Centre, Bridgtown North Street and Sheep Fair/Bow Street Rugeley) have Management Plans.
- 38 The modern historic landscape character of the District is dominated by several historic landscape character types. Woodland represents approximately 28% of land use within the District, with coniferous woodland accounting for 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.
- 39 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.
- 40 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)⁴⁹.
- 41 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*⁵⁰. 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 Sheepfair/Bow Street, Rugeley. None are identified as being at risk by Historic England. .
- 42 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)⁵¹. None are identified by Historic England as being at risk.
- 43 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

⁴⁸ Cannock Historic Character Assessment (2009) Staffordshire Extensive Urban Survey

⁴⁹ Staffordshire County Council (February 2017) Historic Environment Character Assessment Addendum

⁵⁰ Historic England, Heritage at Risk Online at: <https://historicengland.org.uk/images-books/publications/har-2018-registers/wm-har-register2018/>

⁵¹ Historic England, National Heritage List for England Online at: <https://historicengland.org.uk/listing/the-list/>

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 District⁵².

- 44 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 status⁵³. The NPPF requires that the effect of planning proposals on the significance of non-designated heritage assets should be taken into account in determining applications⁵⁴ 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.

Air, Water and Soils

Air Quality

- 45 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.
- 46 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;
 - A5 Watling Street between Churchbridge and the Turf Island; and
 - A5190 Cannock Road, Heath Hayes⁵⁵.
- 47 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. 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.
- 48 An action plan to achieve improved levels of air quality is in place for the AQMA at the A5 Watling Street. The levels of pollutants present at this location had in recent years been showing signs of improvement and it had previously been hoped that if the improved pollution levels were sustained, the AQMA designation for the A5 could be revoked. However, monitoring results from 2016 demonstrated that the required improvement had not yet been reached. Furthermore, the overall trend for reduced nitrogen dioxide levels over recent years in the District has seen a reverse in 2016, suggesting that factors such as weather and local traffic continue to cause year on year variations⁵⁶.
- 49 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

⁵² Staffordshire County Council (October 2009) Historic Environment Character Assessment for Cannock Chase District Council

⁵³ Cannock Chase Council (June 2018) Online at: <https://www.cannockchasedc.gov.uk/content-z-tags/ancient-monuments>

⁵⁴ Ministry of Housing, Communities and Local Government (February 2019) National Planning Policy Framework

⁵⁵ Cannock Chase Council (March 2017) Declaration Of An Air Quality Management Area (AQMA) 'Five Ways Island' Junction, A5190 Heath Hayes

⁵⁶ Cannock Chase Council (July 2017) 2017 Air Quality Annual Status Report

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.

Water

- 50 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)⁵⁷ 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.
- 51 The Environment Agency has produced climate change allowances to support the NPPF. This includes advice on peak river flow by river basin district. **Table A3.3** shows the Environment Agency's⁵⁸ 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 A3.3 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%
	Higher central (70th percentile)	15%	20%	30%
	Central (50th percentile)	10%	15%	20%

- 52 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 is currently consulting on a new Water Resources Management Plan, which will set out in detail how it plans to secure affordable and sustainable water supply for the area while also addressing potential environmental issues which might arise over the 25 year plan period. Up to 2045 it is expected that an additional 23% increase in connected properties will result. While overall household demand for water is forecast to rise by 25 megalitres (MI) of

⁵⁷ Capita on behalf of South Staffordshire, Cannock Chase Council, Lichfield District Council & Stafford Borough Council (June 2014) South Staffordshire, Cannock Chase, Lichfield & Stafford Strategic Flood Risk Assessment

⁵⁸ Environment Agency (February 2017) *Flood risk assessments: climate change allowances* Online at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

water a day by 2044/45, per capita consumption is expected to fall from 126l/p/d to 121l/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 9.5Ml a day by 2045⁵⁹.

- 53 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 and one (Saredon Brook from Source to River Penk) was 'moderate'. In terms of chemical status all four rivers were classed as 'good'⁶⁰. 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.
- 54 District-wide Objective 8 in the Local Plan (Part 1) refers to the findings of the Southern Staffordshire Water Cycle Study⁶¹, which concluded that there are sufficient water resources for the level of growth proposed, although water supply and wastewater treatment infrastructure upgrades may be required in places to support proposals (although these are not a barrier to development). Cannock Wastewater Treatment Works is identified as having capacity constraints which also requires early consultation on the part of developers with Severn Trent Water.

Soils

- 55 The Agricultural Land Classification (ALC)⁶² 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'.
- 56 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.

Amenity/light pollution

- 57 The latest light pollution map for the Cannock Chase District⁶³ 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.

⁵⁹ South Staffordshire Water (March 2018) Draft Water Resources Management Plan 2019

⁶⁰ Cannock Chase Council (May 2018) Authority's Monitoring Report 2017-2018

⁶¹ Stafford Borough, Lichfield District, Tamworth Borough, South Staffordshire District and Cannock Chase District Councils (July 2010) Southern Staffordshire Outline Water Cycle Study

⁶² Natural England (November 2011) Agricultural Land Classification map West Midlands Region

⁶³ CPRE and LUC (June 2016) England's Light Pollution and Dark Skies: Cannock Chase District

Waste and Minerals

Waste

- 58 Of the 38,723 tonnes of household waste produced in Cannock Chase in 2016-2017, 45.4% was sent for reuse, recycling or composting⁶⁴. 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.
- 59 The Staffordshire and Stoke-on-Trent Joint Waste Local Plan⁶⁵ 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.
- 60 The 2013 refresh of the Staffordshire County Council and Stoke-on-Trent City Council Joint Municipal Waste Management Strategy⁶⁶ 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

- 61 Staffordshire County Council adopted its Minerals Local Plan (2015-2030)⁶⁷ in February 2017. This has replaced the saved policies from the previous Minerals Local Plan.
- 62 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.

⁶⁴ Defra (December 2017) Local Authority Collected Waste Generation from 2000/01 to 2016/17

⁶⁵ Staffordshire County Council and City of Stoke-on-Trent (March 2013) Staffordshire and Stoke-on-Trent Joint Waste Core Strategy 2010 - 2026

⁶⁶ Staffordshire Waste Partnership (September 2013) 2013 Refresh of the Joint Municipal Waste Management Strategy for Staffordshire & Stoke-on-Trent (2007 - 2020)

⁶⁷ Staffordshire County Council (February 2017) The Minerals Local Plan for Staffordshire (2015 to 2030) .

Population

- 63 The resident population of Cannock Chase in 2017 was estimated to be 99,100, with an almost even split between males and females (49,100 males and 50,100 females)⁶⁸. 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 & Wales⁶⁹.
- 64 The District had a marginally higher proportion of people who are of working age (63.5%) when compared to the West Midlands region (62.2%) and Great Britain as a whole (63.1%) in 2016. The proportion of working age residents who were reported as being economically active for the period January 2017 to December 2017 (85.2%) is markedly higher than the figure for the wider West Midlands region (76.4%) and the national (78.4%) figure.
- 65 The 2016-based Subnational Population Projections produced by the Office for National Statistics (ONS)⁷⁰ 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 1% between mid-2016 and mid-2026. Population projections for the District also indicate that the proportion of people over the age of 65 is expected to grow from 18.6% in mid-2016 to 21.9% in mid-2026. It is expected that the over 75 age group will grow faster in Cannock Chase than the rest of the country (48% compared with 38% nationally) up to this same period. This equates to an additional 5,300 people aged 75 and over by 2026⁷¹.
- 66 In 2017 Cannock Chase had a population density of 1,257 persons per square kilometre⁷², which is higher than the England and Wales average (389 persons per square kilometre), and the second highest in Staffordshire after Tamworth (2,481 persons per square kilometre).

Housing

- 67 For the year 2018 it was estimated that Cannock Chase had around 42,828 households⁷³. 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 dwellings⁷⁴.
- 68 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 metre⁷⁵. The average house price in Cannock Chase in October 2018 was recorded as £166,506, which is an increase of 4% from £160,230 in October 2017. Over the same period the national average housing price increased by 3% to £231,095. The Cannock Chase average house price was the third lowest in Staffordshire at the end of March 2018, after Newcastle-under-Lyme (£146,079) and Stoke-on-Trent (£106,474)⁷⁶.
- 69 The median housing affordability ratio in Cannock Chase in 2017 was recorded as being 6.2. This is lower than the figure at a national level given that in 2017 workers across the UK could typically expect to spend around 7.8 times annual earnings on purchasing a home⁷⁷. 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.

⁶⁸ Nomis (Accessed May 2018) Labour Market Profile – Cannock Chase Online at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157173/report.aspx#tabrespop>

⁶⁹ ONS (2011) Table KS201UK Ethnic Group.

⁷⁰ ONS (May 2018) Subnational population projections for England: 2016-based

⁷¹ Cannock Chase CCG (March 2017) CCG health and wellbeing profiles 2017

⁷² ONS (January 2019) Population Estimates for UK, England and Wales, Scotland and Northern Ireland.

⁷³ Ministry of Housing, Communities and Local Government (July 2016) Household projections for England and local authority districts

⁷⁴ Ministry of Housing, Communities and Local Government (January 2018) Dwelling stock: Number of Dwellings by Tenure and district

⁷⁵ ONS (October 2017) House prices Online at:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/housepriceshowmuchdoesonesquaremetrecostinyourarea/2017-10-11>

⁷⁶ HM Land Registry (January 2019) UK House Price Index England: October 2018 Online at:

<http://landregistry.data.gov.uk/app/ukhpi/browse?from=2017-10-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fcannock-chase&to=2018-10-01>

⁷⁷ ONS (April 2018) Housing affordability in England and Wales: 2017

- 70 The Southern Staffordshire Districts Housing Needs Study⁷⁸ 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). The 2012 Strategic Housing Market Assessment (SHMA) conducted for Cannock Chase identified an affordable housing requirement of 197 homes per annum, which equates to over 70% of the total identified housing requirement of all tenures in the same report. This clearly demonstrates the current shortfall of affordable housing in the District⁷⁹.
- 71 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. The most recent Strategic Housing Land Availability Assessment (SHLAA)⁸⁰ produced by the Council indicated that the total recalculated five year supply of sites would accommodate 1,647 dwellings. The total recalculated SHLAA supply which would cover the plan period currently sits at 3,348 dwellings.
- 72 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 shortfall⁸¹.

Health

- 73 The health of people in Cannock Chase is varied compared with the England average. Health deprivation is higher than average and 16% of children (2,900)⁸² live in low income families. Life expectancy for men is lower than the England average with and is 7.7 years lower for men and 5.5 years lower for women in the most deprived areas of Cannock Chase than in the least deprived areas⁸³. Life expectancy between 2013 and 2015 in the District was 78.9 for men and 2.5 for women, which was slightly lower than the national averages of 79.5 and 83.1 respectively. . This shows a trend towards a slight decrease in local life expectancy and a slight widening of the gap since 2016 between the life expectancy of those living in the most deprived areas in the District and those living in the least deprived areas⁸⁴.
- 74 The health summary for the District shows that Cannock Chase performs significantly worse than the England average in terms of percentage of pupils achieving five or more GCSEs at the end of key stage 4; violent crimes committed against residents; episodes for alcohol-specific conditions for those under 18; percentage of physically active adults; percentage of adults who are classified as overweight or obese; admissions involving an alcohol-related primary diagnosis; percentage of residents diagnosed with diabetes; numbers of infant mortality; and under 75 mortality rate for cardiovascular disease. The health priorities for Cannock Chase have been identified as including childhood obesity, smoking in pregnancy, drug misuse and aging well⁸⁵.
- 75 The latest update of the Sport England Active People Survey published in December 2016 interviewed 500 people in Cannock Chase about their weekly physical activity. It was reported for the October 2015 to September 2016 figures that of those interviewed 32.5% participated in thirty minutes moderate intensity sport once a week (at least four sessions in the previous 28 days). This showed an increase on figures for April 2016 to March 2016 which was 30.0%⁸⁶.

⁷⁸ Cannock Chase Council, Lichfield District Council and Tamworth Borough Council (May 2012) Southern Staffordshire Districts Housing Needs Study and Strategic Housing Market Assessment SHMA update

⁷⁹ Cannock Chase Council (2018) Housing and Homelessness Strategy 2018-2023

⁸⁰ Cannock Chase Council (October 2017) Strategic Housing Land Availability Assessment

⁸¹ Cannock Chase Council (July 2018) Local Plan review Issues and Scope Consultation Document

⁸² Public Health England (July 2018) Cannock Chase Health Profile, 2018

⁸³ Public Health England (July 2018) Cannock Chase Health Profile, 2018

⁸⁴ Public Health England (September 2016) Cannock Chase Health Profile, 2016

⁸⁵ Public Health England (July 2017) Cannock Chase Health Profile, 2016/2017

⁸⁶ Sport England (December 2016) Active People Survey

Social Inclusion and Deprivation

- 76 The Index of Multiple Deprivation (IMD) 2015⁸⁷ is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. 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 2015 IMD, Cannock Chase is ranked as the most deprived district in Staffordshire (excluding Stoke-on-Trent), with a rank of 133 out of 326 local authorities nationally. There was a particularly low rank for education, skills and training where the District was ranked 48 out of 326. Cannock Chase is also ranked as the second most deprived district in Staffordshire for health deprivation and disability.
- 77 The Locality Profile for Cannock Chase District⁸⁸ presents ward level data which shows that there are nine lower super output areas (LSOAs) that fall within the most deprived national quintile in Cannock Chase, making up around 14% of the total population (13,500 people). These areas fall within Brereton and Ravenhill, Cannock East, Cannock North, Cannock South, Etching Hill and The Heath and Hednesford North.
- 78 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%⁸⁹. Across the UK during 2017-2018, 1,332,952 people (of which 484,026 were children) were supported by three day emergency food supplies from foodbanks established by The Trussell Trust. This total number increased from 1,162,954 during 2016-2017 and 1,109,954 during 2015-2016. In the West Midlands the number of those supported by such services in 2017-2018 was recorded as 119,946. The top four reasons for referral to a foodbank in The Trussell Trust network in 2017-18 were 'low income – benefits, not earning' (28.49%) 'benefit delay' (23.74%), 'benefit change' (17.73%) and 'debt' (8.53%)⁹⁰.
- 79 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 abode⁹¹.
- 80 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 education⁹². 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%⁹³.

Crime

- 81 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 live⁹⁴. Staffordshire Police has divided the District into eight neighbourhoods (Brereton Ravenhill and Hagley, Cannock East and North, Cannock South and West, Chase Rural,

⁸⁷ Ministry of Housing, Communities and Local Government (September 2015) Index of Multiple Deprivation

⁸⁸ Staffordshire county Council (April 2016) Cannock Chase: Locality Profile

⁸⁹ Department for Business, Energy & Industrial Strategy (June 2018) Sub-regional fuel poverty, 2016 data

⁹⁰ The Trussell Trust, (Accessed 24 May 2018) 'Foodbank Stats' Online at: <http://www.trusselltrust.org/stats>.

⁹¹ Cannock & District Foodbank, April 2013-March 2014, statistics courtesy of Sharon Jagger, Agency Co-ordinator

⁹² HM Government (May 2012) Opening Doors, Breaking Barriers: A Strategy for Social Mobility: Update on Progress Since April 2011

⁹³ Staffordshire County Council (April 2016) Cannock Chase: Locality Profile

⁹⁴ Staffordshire Observatory, Feeling the Difference Survey 2015-2016 (four waves of the Survey from September 2014 to March 2016)

Etching Hill and The Heath, Hednesford, Norton Canes, and Rawnsley) for the monitoring and prevention of crime. In March 2018 Cannock South and West experienced the highest number of crimes reported (194) out of all of the neighbourhoods in the District. This neighbourhood is Cannock's main industrial sector as well as the central area for the town's retail parks and takes in Hatherton, Dartmouth, Carfax, Rumer Hill and Progress Drive⁹⁵.

- 82 Recorded levels of crime in Cannock Chase have shown an increase in recent years. There were a total of 6,966 crimes recorded during 2016/17. This is an 18% increase (1,085 crimes) when compared with the previous year and was 14% higher than the number recorded in 2010/11. The levels of violent crime and increasing levels of domestic violence are key concerns which will require to be addressed over the plan period. There has, however, been a reduction in the level of anti-social behaviour which has been reported in the District⁹⁶.
- 83 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 Tamworth⁹⁷. While the District has seen a recent rise in the rate of reported crimes 99% of respondents to the Feeling the Difference survey in Cannock Chase for the period 2014-2015 stated that they feel 'very/fairly safe' outside in their local area during the day. 86% of respondents state that they feel safe after dark. This level is above the Staffordshire averages of 98% and 81% respectively for the same period.
- 84 The Design SPD for Cannock Chase District⁹⁸ 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

- 85 There are 33 mainstream schools in the District, 27 primary (infants and juniors) and six secondary. 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.
- 86 Statistics from January 2017 to December 2017 show that the proportion of adults (above age 16) in Cannock Chase who have attained qualification levels equivalent to NVQ level 4 and above (27.7%) is slightly below that of the West Midlands (31.8%) and Great Britain (38.6%). 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 10.4% which is higher than the national average of 7.7%. GCSE attainment for Cannock Chase pupils is significantly worse than the England average. 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 ward⁹⁹.

Culture, Leisure, Recreation and Tourism

- 87 There are a range of leisure and recreational facilities in the District, including the Cannock and Rugeley Leisure Centres, commercial fitness centres and various golf courses. The District also has a number of community centres, village and parish halls, youth centres and places of worship in which to congregate and run events, as well as Welfare Centres and Social Clubs (Working Men's Clubs) such as Lea Hall in Rugeley. Commercial leisure opportunities include a cinema, a local ice rink and a number of traditional public houses.
- 88 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

⁹⁵ Staffordshire Police (Accessed 24th May 2018) Online at: <https://www.staffordshire.police.uk/article/2748/Cannock-Chase>

⁹⁶ Cannock Chase Council (July 2018) Local Plan review (Issues and Scope) Consultation Document

⁹⁷ Ministry of Housing, Communities and Local Government (September 2015) Index of Multiple Deprivation

⁹⁸ Cannock Chase Council (April 2016) Design Supplementary Planning Document

⁹⁹ Cannock Chase Council (July 2018) Local Plan review (Issues and Scope) Consultation Document

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 year¹⁰⁰.

- 89 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-functional¹⁰¹.
- 90 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 Study¹⁰² 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.
- 91 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.
- 92 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 tourism¹⁰³.

Employment and Economic Activity

- 93 Between January 2017 and December 2017 the percentage of economically active people in Cannock Chase was 85.2 %. This was above the West Midlands average of 76.4% and the national average of 78.4%. Across the same period, the unemployment rate was recorded as 5.2% for the West Midlands (data was not available at the District level for this period) of the economically active population (ages 16-64), which was higher than the average for Great Britain (4.4%). The District’s employment rate has increased over recent years and remains higher than regional and national level. Youth unemployment remains below the national average having only increased slightly in recent years¹⁰⁴. The number of people claiming Jobseeker’s Allowance as a percentage of the working age resident population as of April 2018 was 1.5%, compared to 2.8% for West Midlands and 2.2% nationally.
- 94 There were 41,000 employee jobs recorded in the District in 2016, comprising 27,000 full-time and 12,000 part-time¹⁰⁵. The three main employment sectors in the District between January 2017 and December 2017 were professional occupations (16.8%), associate professional and technical (16.0%) and Managers, Directors and Senior Officials (9.4%). These figures are similar to those recorded for the West Midlands during the same period of time. In 2017, the average full time worker weekly pay for those residents of the District was £521.10. (This figure is slightly higher than the West Midlands average (£517.40) but lower than the national average (£552.70). On average, male full-time workers who were residents in Cannock Chase were paid more than

¹⁰⁰ Cannock Chase Council (January 2019) Authority’s Monitoring Report 2017-2018

¹⁰¹ Cannock Chase Council (December 2009) Cannock Chase Open Spaces Assessment

¹⁰² WYG (November 2015) Cannock Chase District Council - Cannock Chase Retail and Leisure Study: Final Report

¹⁰³ Enjoy Staffordshire (April 2015) Destination Staffordshire Tourism Review, Strategy And Action Plan 2015-2018

¹⁰⁴ Cannock Chase Council (July 2018) Local Plan review (Issues and Scope) Consultation Document

¹⁰⁵ Nomis (Accessed May 2018) Labour Market Profile – Cannock Chase Online at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157173/report.aspx#tabrespop>

females (£574.9 compared to £ 561.30)¹⁰⁶. 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.

- 95 Of the 3,400 enterprises within Cannock Chase in 2017, 88.2% were considered as 'micro' size (0-9 employees), 10.3% 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)¹⁰⁷. Over the past 4 years enterprises within the District have increased by almost 10% demonstrating a degree of stability in local job provision¹⁰⁸.
- 96 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.
- 97 The Cannock Chase Employment Land Availability Assessment (ELAA) (2017)¹⁰⁹ 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 industry¹¹⁰.
- 98 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 Plan¹¹¹. 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 SEP¹¹² 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). Cannock Chase Council also has strong links to, but is not a member of, the Black Country LEP. The government has set out a range of potential leadership, governance and accountability reforms¹¹³ for LEPs across the country. This includes a call for LEP Chairs and other local stakeholders across England to consider the potential to revise LEP boundaries in line with geographies which best reflect "real" functional economic areas.

Transport

- 99 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

¹⁰⁶ Nomis (Accessed May 2018) Labour Market Profile – Cannock Chase Online at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157173/report.aspx#tabrespop>

¹⁰⁷ Nomis (Accessed May 2018) Labour Market Profile – Cannock Chase Online at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157173/report.aspx#tabrespop>

¹⁰⁸ Cannock Chase Council (July 2018) Local Plan review (Issues and Scope) Consultation Document

¹⁰⁹ Cannock Chase Council (October 2017) Cannock Chase Employment Land Availability Assessment

¹¹⁰ Cannock Chase Council (January 2019) Authority's Monitoring Report 2017-2018

¹¹¹ Stoke-on-Trent and Staffordshire Local Enterprise Partnership (April 2018) Strategic Economic Plan

¹¹² Greater Birmingham & Solihull LEP (September 2016) GBSLEP Strategic Economic Plan 2016-2030

¹¹³ Ministry of Housing, Communities and Local Government (July 2018) Strengthened Local Enterprise Partnerships

however retained the highway authority status for M6 Toll motorway with Highways England carrying out some of the everyday liaison functions on its behalf. The A5 trunk road is under the responsibility of the Highways England.

- 100 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.
- 101 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.
- 102 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 services¹¹⁴.
- 103 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)¹¹⁵. 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.
- 104 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 & Wales¹¹⁶. 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.

¹¹⁴ Cannock Chase Council (July 2018) Local Plan review (Issues and Scope) Consultation Document

¹¹⁵ ONS (March 2011) Census of Population

¹¹⁶ ONS (March 2011) Census of Population, 2011 – car or van availability

Appendix 4

Assumptions applied during the SA of Site Options

Table A4.1: Assumptions applied during the SA of site options for the Cannock Chase Local Plan

SA Objectives	Assumptions	Notes
N/A	<p>General GIS inputs</p>	<p>Site options updated 15th January 2019</p> <p>OS basemap (1:10,000 scale)</p> <p>OS Basemap (1:25,000 scale)</p> <p>OS Basemap (1:50,000 scale)-</p>
<p>1. Protect and enhance biodiversity, fauna and flora and geodiversity.</p>	<p>All types of site options</p> <p>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.</p> <ul style="list-style-type: none"> • 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 	<p>SACs</p> <p>SPAs</p> <p>Ramsar sites</p> <p>SSSIs</p> <p>National Nature Reserves</p> <p>Sites of Biological Importance</p> <p>Local Geological Sites</p> <p>Biodiversity Alert sites</p>

SA Objectives	Assumptions	Notes
	<p>(0?) effect.</p> <p>Cannock Chase District Council’s guidance on development near the Cannock Chase SAC¹¹⁷ 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 <u>and in proximity to</u> 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.</p>	
<p>2. Minimise pollution and protect and enhance air, water, and soils.</p>	<p>All types of site options</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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:</p>	<p>AQMAs (Cannock Chase AQMA, CCDC AQMA 2 and AQMA3 (Five Ways Island))</p> <p>BMV land</p> <p>Source Protection Zones</p>

¹¹⁷ Cannock Chase Special Area of Conservation (SAC) Guidance to Mitigate the Impact of New Residential Development (2015/16)

SA Objectives	Assumptions	Notes
	<ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> 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. 	
<p>3. Ensure development makes efficient use of previously developed land and buildings.</p>	<p>All types of site options</p> <p>Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. Therefore:</p> <ul style="list-style-type: none"> 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 	<p>No GIS data needed</p>

SA Objectives	Assumptions	Notes
	land would have a significant positive (++) effect.	
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	<p>All types of site options</p> <p>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.</p>	No GIS data needed
5. Reduce the risk of flooding.	<p>All types of site options</p> <p>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:</p> <ul style="list-style-type: none"> • <u>sites that are entirely or mainly within flood zone 3a or flood zone 3b are likely to have a significant negative (--) effect.</u> • <u>Sites that are entirely or mainly within flood zone 2 are likely to have a minor negative (-) effect.</u> • <u>Sites that are entirely or mainly within flood zone 1 are likely to have a negligible (0) effect.</u> <p><u>Furthermore:</u></p> <ul style="list-style-type: none"> • <u>Sites that are on greenfield land are expected to have a minor negative (-) effect.</u> • <u>Sites that are on brownfield land are expected to have a negligible (0) effect.</u> <p><u>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.</u></p>	Flood zones (updated January 2019)
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	<p>All types of site options</p> <p>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:</p> <ul style="list-style-type: none"> • Where development sites are located within, or within 1km of, Cannock Chase AONB, a 	AONB LCTs

SA Objectives	Assumptions	Notes
strengthening local distinctiveness and sense of place.	<p>potential significant negative (--?) effect on the landscape is identified.</p> <p>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:</p> <ul style="list-style-type: none"> • 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 (-?). • Sites that are within an LCT that is assessed as being 'urban' or of low sensitivity to development could have a negligible effect (0?). <p>Note that townscape character and quality is considered in SA objective 17 below.</p>	
7. Make sustainable use of resources and minimise waste generation.	<p>All types of site options</p> <p>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.</p> <p>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 almost entirely within a Minerals Safeguarding Area; therefore it is not possible to distinguish between most site options in this sense.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	No GIS data needed
8. Encourage and facilitate the use of sustainable modes	<p>All types of site options</p> <p>The proximity of development sites to sustainable transport links will affect the extent to which</p>	Bus stops (updated January 2019)

SA Objectives	Assumptions	Notes
of transport.	<p>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 provided as part of new developments, particularly at larger sites, but this cannot be assumed.</p> <p>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.</p> <ul style="list-style-type: none"> • 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 <u>or</u> 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. <p>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.</p>	<p>Railway stations (updated January 2019)</p> <p>Cycle paths (updated January 2019)</p>
9. Ensure all people are able to live in a decent home which meets their needs.	<p>Residential site options</p> <p>All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Housing sites of 11 <u>10</u> homes or more will make provision for affordable housing¹¹⁸ so will have significant positive effects. Therefore:</p> <ul style="list-style-type: none"> • Sites with capacity for more than 11 <u>10</u> homes <u>or more</u> will have a significant positive (++) effect. • Sites with capacity for fewer than 11 <u>10</u> homes will have a minor positive (+) effect. 	No GIS data needed

¹¹⁸ Ministry of Housing, Communities & Local Government (February 2019) *National Planning Policy Framework*

SA Objectives	Assumptions	Notes
	<p>Gypsy and Traveller Site options</p> <p>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.</p> <p>Employment site options</p> <p>The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).</p>	
<p>10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.</p>	<p>Residential and Gypsy and Traveller site options</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> 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 (+?) effect. Sites that are not within 600m of an existing school may have a minor negative (-?) effect. <p>Employment site options</p> <p>The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).</p>	<p>Primary schools (updated January 2019)</p> <p>Secondary schools (updated January 2019)</p> <p>Colleges (updated January 2019)</p>
<p>11. Reduce crime and the fear of crime.</p>	<p>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</p>	<p>No GIS data needed</p>

SA Objectives	Assumptions	Notes
	<p>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).</p>	
<p>12. Improve public health and ensure health facilities are accessible for those in need.</p>	<p>Residential and Gypsy and Traveller site options</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>Employment site options</p> <p>The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).</p>	<p>GPs Hospitals</p>
<p>13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.</p>	<p>All types of site options</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Green Space Network Open space</p>

SA Objectives	Assumptions	Notes
	<ul style="list-style-type: none"> Sites that are not within 600m of an area of open space or a PRoW will have a negligible (0) effect. <p>In addition, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> Residential site options that would provide more than 100 new homes¹¹⁹ 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. 	
<p>14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.</p>	<p>All types of site options</p> <p>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).</p> <p>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.</p> <ul style="list-style-type: none"> 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 	<p>Town centre boundaries and District centre and Local centres location</p>

¹¹⁹ This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.

SA Objectives	Assumptions	Notes
	<p>negative (-) effect.</p> <ul style="list-style-type: none"> 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. 	
<p>15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	<p>Residential and Gypsy and Traveller site options</p> <p>The location of residential and Gypsy and Traveller sites will in most cases not affect this objective; therefore the score for most site options will be negligible (0). However, if a site option would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. Therefore:</p> <ul style="list-style-type: none"> 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. <p>Employment site options</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>No GIS data needed</p>
<p>16. Enhance the town centres in order to protect and improve their vitality and viability.</p>	<p>All types of site options</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Town centre boundaries</p>
<p>17. Conserve and enhance the built and historic environment (including heritage</p>	<p>All types of site options</p> <p>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' <u>'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'</u>. However, development could also enhance the significance of</p>	<p>Listed buildings Conservation Areas Registered Battlefields Registered Parks and</p>

SA Objectives	Assumptions	Notes
<p>assets and their respective settings).</p>	<p>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).</p> <p>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).</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. • 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. 	<p>Gardens</p> <p>Scheduled Monuments</p> <p>HEA</p> <p>EUS</p>

Appendix 5

SA Matrices for the Residential Site Options

C63: Land adjacent and to the rear of 419-435, Cannock Road, Hednesford

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/-?	<p>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.</p> <p>Overall, a mixed effect (minor positive/uncertain minor negative) is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>

SA Objectives	SA Score	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	+	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

SA Objectives	SA Score	Justification
accessible for those in need.		likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>Anglesey Hotel, a Grade II Listed Building is located approximately 200m to the south east of the site. The site is located within the historic environment character zone CHECZ 4 – Station Road and Environs, West Hill as identified in the Cannock Chase District HEA (October 2009). 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 where this may result in the demolition of surviving historic buildings which date from the late 19th century. These relate to local coal mining industry and include surviving houses, a school and chapel. 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, particularly regarding the local importance of the surviving historic buildings.</p> <p>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.</p>

C64: Land at Rawnsley Road, Hazel Slade

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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</p> <p>Overall, a minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on greenfield land and is quite large in size (approximately 75 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>

SA Objectives	SA Score	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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 Rawsley 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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 75 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 75 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.
11) Reduce crime and the fear of crime.	0	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	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>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 objective given that the site would provide nearby access to a number of open spaces and PRowS.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including	-?	The site is not located within close proximity (500m) of any identified heritage assets. The site is however located within the historic environment character zone CHECZ 9 – Cannock: Between Rawnsley and Wimblebury as identified in the Cannock Chase District HEA (October 2009). Medium to large scale re-development of this zone

SA Objectives	SA Score	Justification
heritage assets and their respective settings).		<p>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.</p> <p>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.</p>

C75: Former club at end of Arthur Street, Wimblebury, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 Site of Biological Importance is located adjacent to the site to the west. In addition Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located to the north of the site within 550m. 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.</p> <p>The Cannock Chase SAC lies approximately 2.9km 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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, minor positive effect is expected on this SA objective.</p>
3) Ensure development makes	+	<p>The site is located entirely on brownfield land and is quite small in size (16 homes are suggested). A minor</p>

SA Objectives	SA Score	Justification
efficient use of previously developed land and buildings.		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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	The site is not located within 1km of a train station. The site is, however, located within 245m of the nearest bus stop which is on John Street to the north east. The service at this bus stop operates once every 60 minutes and given its infrequency a negligible effect is expected on this SA objective. The site is not located within close proximity of a cycle path.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where	-?	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 16 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	Justification
they are required.		
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The closest open space to the site is the housing amenity land at Scott Street Park which is adjacent to the site to the south. An area of playgrounds is also adjacent to the site to the east. Both of these areas fall within a larger area of green space identified in the Green Space Network (2012). Access to a PRoW is provided at Keys Park Road within 90m 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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the northern periphery of 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>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 Survey¹²⁰.</p> <p>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.</p>

C80: Land opposite Keys Park football ground, Keys Park Road, Hednesford

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 partially within Hednesford Brickworks Site of Biological Importance. In addition Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located to the north of the site within 640m. 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.</p> <p>The Cannock Chase SAC lies approximately 3.0km 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p>
3) Ensure development makes efficient use of previously developed land and	++	<p>The site is located entirely on brownfield land and is relatively large in size (119 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.</p>

¹²⁰ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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 north on Keys Park Road. However, information about the regularity of the services provided at this location has not been provided. Bus stops on Hayes Way, the closest of which is located within 325m of the site to the south west provide regular access (once every 30 minutes) to bus services. In addition, a section of the Cannock Chase cycle Network is 200m south of the site. A minor positive effect is therefore expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 119 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+++?	The site is located within close proximity (600m) of a number of education facilities. Five Ways Primary School is located within 200m to the south of the site. Further access to a primary school is provided at St. Joseph's Catholic Primary School which is to the north west of the site within 440m. Kingsmead School is the closest secondary school to the site and is located to the north within approximately 350m. 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	Justification
		This site is expected to provide 119 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	The site is located within approximately 600m 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The closest open space to the site is the semi natural open space which is adjacent to the site to the north at the other side of Hemlock Way. Hawks Green North East Greenlink is located within 180m of the site to the west. The closest area of housing amenity land is located within 120m of the site to the east at Sidon Hill Way. Access to a PRoW is provided at Hemlock Way adjacent to the site to the north. In addition, this site is expected to provide in excess of 100 dwellings so it is likely that a site of this size will incorporate open space into design. The site also however contains an area of semi-natural open space which may be lost as a result of residential development at this location. As such, a mixed significant positive and uncertain minor negative effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located at the north western periphery of 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within close proximity of a number of heritage assets all of which are to the north west. Grade II Listed Building Cross Keys Farmhouse is located within 185m, Cross Keys Inn which is also a Grade II Listed Building is located within 265m and another Grade II Listed Building Prospect Place is located within 325m. These Listed Buildings are screened from the site by existing residential development along Hill Street. The site 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 ¹²¹ . Therefore, a minor negative effect has been recorded for this SA objective due to the proximity of Listed Buildings. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C84: Land to the East of Wimblebury Road, Heath Hayes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 to the west of the site within 400m.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	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

¹²¹ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
		<p>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.</p> <p>Overall, a significant negative is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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 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

SA Objectives	SA Score	Justification
		<p>accessible within close proximity of the site a negligible effect expected on this SA objective.</p> <p>The site is not located within close proximity of a cycle path.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>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.</p> <p>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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	<p>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 PRoW 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 PRoW.</p> <p>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.</p>
14) Provide easy access to	+?	The site is located on the eastern edge of Heath Hayes (a Local Centre) and therefore an uncertain minor positive

SA Objectives	SA Score	Justification
community services and facilities to meet people's needs and avoid isolation.		effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any identified heritage assets. The site is however located within the historic environment character zone CHECZ 9 – Cannock: Between Rawsley and Wimblebury as identified in the Cannock Chase District HEA (October 2009). 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.</p> <p>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.</p>

C115: Land at Newlands Lane, Heath Hayes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p>

SA Objectives	SA Score	Justification
		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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	+/--	<p>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.</p> <p>Overall a mixed effect (minor positive and significant negative effect) is likely on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located entirely on brownfield land and is quite small in size (it has an indicative capacity of 10 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of	+?	The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient

SA Objectives	SA Score	Justification
resources and minimise waste generation.		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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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).
9) Ensure all people are able to live in a decent home which meets their needs.	++	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 (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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 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	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within 500m of any designated historic asset and the site does not lie within a Historic Character area. As such a negligible effect is likely on this SA objective as development on this site is unlikely to cause adverse impacts on heritage assets. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C116(a): Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.

SA Objectives	SA Score	Justification
		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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	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 lead to the vast loss of greenfield land.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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
7) Make sustainable use of	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
resources and minimise waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	+	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).
9) Ensure all people are able to live in a decent home which meets their needs.	++	This site is suggested to provide between 700-937 new homes. In addition it has been indicated that some potential for Gypsy and Traveller provision may be allowed for as part of wider development site. No information however has been provided regarding the number of plots which might be provided. As such new affordable homes and accommodation to meet the identified Gypsy and Traveller requirements in the District may be provided at this site given that residential sites of 10 homes or more are to make affordable housing provision. A significant positive effect is therefore expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	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 Objectives	SA Score	Justification
		SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	New Hall Farmhouse, a Grade II Listed Building is located approximately 45m to the north east of the site. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 14 - Newlands Lane, Cannock. This character zone is assessed in having a low/moderate score and therefore any development here is likely to have a marginal impact upon the historic environment. A negligible effect is likely on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C116(b): Land south of A5190, Lichfield Road, Heath Hayes (Phase 2)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.

SA Objectives	SA Score	Justification
		The Cannock Chase SAC lies approximately 4.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, a minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	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 will likely lead to the vast loss of greenfield land.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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
7) Make sustainable use of	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
resources and minimise waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	+	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).
9) Ensure all people are able to live in a decent home which meets their needs.	++	This site is expected to provide 784 new dwellings. As such new affordable homes may be provided at this site given that residential sites of 10 homes or more are to make affordable housing provision. A significant positive effect is therefore expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	The site is located within close proximity (600m) of a number of open spaces and PROWs. The eastern site boundary is bound by the unrestricted Newlands Lane semi natural open space. Within this designation, there are two sports grounds; a public sports ground and Heath Hayes Football Club (private sports ground) that has limited access which is situated approximately 115m east of the site. There is also an unrestricted green link that lies directly adjacent to the northern boundary. Three separate PROW link the northern boundary of the site to Cannock Road. In addition, this residential site option is likely to deliver more than 100 homes (784 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. However, as the site includes one PROW and a green link which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is identified in relation to this SA objective.

SA Objectives	SA Score	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	New Hall Farmhouse, a Grade II Listed Building is the nearest historic designation and is located approximately 605m to the north east of the site. As this historic asset is greater than 500m from the site, it is unlikely any adverse impacts will occur so a negligible effect is expected on historic assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 14 - Newlands Lane, Cannock. This character zone is assessed in having a low/moderate score and therefore any development here is likely to have a marginal impact upon the historic environment. A negligible effect is likely on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C121: Land to the rear of Longford House, Watling Street, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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</p>

SA Objectives	SA Score	Justification
		most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected. Overall, an uncertain minor negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+/--	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 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.
3) Ensure development makes efficient use of previously developed land and buildings.	++	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 quite large in size (the suggested allocation is 70 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 significant positive effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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

SA Objectives	SA Score	Justification
		dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 70 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 70 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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.
14) Provide easy access to	++	The site is located on the south western periphery of Cannock and so a significant positive effect is likely on this

SA Objectives	SA Score	Justification
community services and facilities to meet people's needs and avoid isolation.		SA objective as potential residents will be within close proximity to a range of services and facilities.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the site is located within 60m of Grade II Listed Building Longford Lodge which is to the east. The site is screened from this heritage asset by trees. As such adverse impacts on local heritage assets are likely to be reduced and therefore a minor negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C125: Land adjacent to Newhall Farm, Lichfield Road, Cannock

Note: The site boundary provided by the Council extends to include Newhall Farm (existing pub and car park) and the greenfield land adjacent to the west. However, only the western third of the site which is greenfield is being promoted for development and has therefore been appraised in the matrix below.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 50m of Hawk's Green Nature Reserve (and dismantled railway) Site of Biological Importance which is to the west. 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 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

SA Objectives	SA Score	Justification
		likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+/--?	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 significant negative effect is identified for air quality. The site is adjacent to the A5190 which is to the south and therefore there is potential for adverse impacts effect in relation to noise pollution. The minor negative effect expected may however, be mitigated through appropriate design measures and therefore this effect is uncertain. 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 mixed effect (minor positive/uncertain significant negative) is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The area of the site being proposed for development is located on greenfield land and is quite small in size (6 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The area of the site being proposed for development 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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise	0	The area of the site being proposed for development is located on greenfield land and as such the development of this area 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

SA Objectives	SA Score	Justification
waste generation.		expected on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	<p>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 on Lichfield Road. Bus stops are also accessible on Heath Way and Hayes Way to the north east within 265m and to the north within 300m respectively. The bus stop at Hayes Way provides access to a bus service which runs once every 30 minutes; however the other bus stops identified provide access to services which run less frequently. A minor positive effect is therefore expected on this SA objective.</p> <p>The site is not located within close proximity of a cycle path.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 6. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	<p>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.</p> <p>This site is expected to provide 6 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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The closest open space to the site is the semi natural open space which is adjacent to the site to the north at Mill Green and Hawks Green LNR. Hawks Green North East Greenlink is also adjacent to the site to the east. Access to a PRoW is provided at the eastern edge of the site where it runs southerly to Lichfield 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 PRoW.
14) Provide easy access to community services and	+?	The site is located on the southern edge of Hawks Green District Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents may be located within close proximity to a limited number of community services and facilities at this location.

SA Objectives	SA Score	Justification
facilities to meet people's needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is located within Hawks Green District Centre but it is outside of the three town centre locations identified in the District. Cannock 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	The site is adjacent to the Grade II Listed Building New Hall Farmhouse. The site 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 ¹²² . As such given that the provision of residential development (particularly that which is unsympathetic in terms of massing or scale for example) may have adverse impacts on the significance of this heritage asset and its setting a significant 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.

C136: Land adjacent to 29 Cumberledge Hill, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.

¹²² Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
		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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	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 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no schools within 600m of the site. So 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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 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.
15) Help the continued	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument is the nearest historic asset located approximately 220m to the south of the site. The site is screened from this heritage asset by trees. As such adverse impacts on local heritage assets are likely to be reduced and therefore a minor negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C137: Land at Hayfield Hill, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-?	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

SA Objectives	SA Score	Justification
		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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (32 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 32 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment	-?	There are no schools within 600m of the site. So a minor negative effect is likely on this SA objective, although this is uncertain.

SA Objectives	SA Score	Justification
within the District and ensure that educational facilities are provided where they are required.		This site is expected to provide 32 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument is the nearest historic asset located approximately 150m north west of the site and Windmill Tower, a Grade II Listed Building lies approximately 570m north east of the site. The site is screened from this Scheduled Monument by trees whereas Redmoor Road, Commonsides and Windmill Lane lie between the site and the Listed Building. As such adverse impacts on local heritage assets are likely to be reduced and therefore a minor negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C152: 26-28 Wolverhampton Road, Cannock

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+	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. 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.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	0?	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	Justification
strengthening local distinctiveness and sense of place.		
7. Make sustainable use of resources and minimise waste generation.	++?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	++	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 21 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+++?	<p>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 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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	++	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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	Justification
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site's location within Cannock is likely to provide easy access to community services and facilities. Therefore, a significant positive is expected in relation to this 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.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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 of enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site is located within 100m of Cannock Town Centre Conservation Area and those Listed Buildings (such as St Luke's Church and a number of additional heritage assets along High Green) which are within the Conservation Area.</p> <p>HUCA 12 - Lichfield Street and Talbot Street as identified in the Rugeley Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009), encloses the site. This area has been identified as having high historical and aesthetic value. The built environment, although subject to piecemeal development, displays a regular street pattern which is largely the result of deliberate planning. As such there is potential for adverse effects to occur on the identified Conservation Area, as well as the surrounding built environment which has been identified as being of high value through any residential development which may occur. An uncertain significant negative effect is therefore recorded for this SA objective. Although the Conservation Area Appraisal has identified the potential for the association of the existing building at Heron Court with the surrounding townscape to be improved, the distance between this site and the Conservation Area means that there is limited potential for development at the site to contribute to this. The effect is uncertain dependent upon the design of any proposal which may come forward and considering that there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in exceptional cases.</p>

C171: Land off Rugeley Road, Hazelslade, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance	-?	Development sites that are within close proximity of an international, national or local designated conservation

SA Objectives	SA Score	Justification
biodiversity, fauna and flora and geodiversity.		<p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on greenfield land which has not been developed and is relatively large in size (70 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and	--?	<p>The site is located within Cannock Chase AONB and so development of this site could have potential significant</p>

SA Objectives	SA Score	Justification
manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 70 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open	++	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

SA Objectives	SA Score	Justification
spaces and facilities for leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	There are no designated heritage assets within 500m of the site. Castle Ring, a multivallate hillfort and medieval hunting lodge (a Scheduled Monument) is the closest asset which is located approximately 1.5km east of the site. So it is unlikely that development of the site would have any adverse impacts on designated historic assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 10, East of Hazelslade and Hazelslade Wood. This character zone is assessed in having a low/moderate score and therefore any development here is likely to have a marginal impact upon the historic environment. A negligible effect is likely on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C174: Land at the Bungalow, Rugeley Road, Hazelslade, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and	--?	<p>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</p>

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is mainly located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 10 and so a significant positive effect is likely as residential sites of 10 homes or more are expected to make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Rawnsley Surgery is located approximately 525m to the south 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for	++	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

SA Objectives	SA Score	Justification
leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>There are no designated heritage assets within 500m of the site. Hednesford War Memorial and Gates, a Grade II Listed Building is the closest asset which is located approximately 1.5km west of the site. So it is unlikely that development of the site would have any adverse impacts on designated 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.</p> <p>Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C176: Land at Rawnsley Road, Hednesford

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 adjacent to the site to the south. 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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall, a minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and	--?	<p>The site is located within FH01 (Forest Heathlands) as identified in the Landscape Character Assessment for</p>

SA Objectives	SA Score	Justification
manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located on the north eastern edge of 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site is not located within close proximity of any identified heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 7 - Hednesford Hills Common. In relation to the Council's work through the Cannock Chase District HEA the area in which the site falls, was scored as being of moderate in terms of its heritage value. However, the historic landscape character within this area is recorded as being highly sensitive to change. The moderate scoring of the Council reflects the fact that there are few known heritage assets across the zone which is likely due to a lack of investigation rather than poor preservation.</p> <p>As such an overall significant 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.</p>

C177: Land at Girton Road/Spring Street, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall, a minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located entirely on greenfield land and is relatively small in size (the indicative capacity for the site is 12 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>

SA Objectives	SA Score	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 12 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	+	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

SA Objectives	SA Score	Justification
accessible for those in need.		this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 430m of Cannock Town Centre Conservation Area which is to the north west. This Conservation Area contains a number of Listed Buildings but is screened from the site by significant areas of existing residential and commercial development. Further Listed Buildings are located to the north east of the site within 335m at Cannock Mill and Cannock Mill House. The site lies within HUCA 19 – North east of Cannock as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a medium aesthetic and historical value. Piecemeal redevelopment has reduced the aesthetic value of heritage assets in the area, however surviving buildings and the street pattern contribute to the town's local distinctiveness. It has also been identified that there is a moderate potential for below ground archaeological deposits to survive within the area. A minor negative effect is expected on this SA objective given the current medium heritage value of the area.

SA Objectives	SA Score	Justification
		Consideration has also been made for the relatively close proximity of the site to the heritage assets previously identified. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C178: County Grounds Depot, Cannock Road, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>The Cannock Chase SAC lies approximately 3.2km 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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and	0?	<p>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</p>

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		development which might proceed at this location is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located within 350m of a number of bus stops. The closest bus stop is located within 40m of the site to the south east on Cannock Road. A bus stop on Old Fallow Road is located within 335m to the north west and this bus stop provides 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. A cycle path is also accessible at Cannock Road to the south east of the site within 10m.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	The site is located within close proximity (600m) of a number of education facilities. Cannock Chase High is located to the west of the site within 30m. Sherbrook Primary School is located within 485m of the site to the south 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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	++	The site is located within 595m of Red Lion GP Surgery which is to the south west. Cannock Chase Hospital is also located within 600m of the site to the south west. A significant positive effect is therefore likely on this SA objective.
13) Protect, enhance, create and ensure access to open	++	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 adjacent to the site to the west and located within 15m of the site to the east. The closest public sports ground is located to the north west of the site within 270m by Old

SA Objectives	SA Score	Justification
spaces and facilities for leisure and recreation.		Fallow Road. The closest PRow is located within 350m of the site to the south east at Stoney Lea Road. The site is located on land which has been identified as institutional open space. This area has been identified as having restricted access however and therefore the loss of this open space is not expected to affect public access to open spaces for leisure and recreation purposes. An overall significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	The site has been identified by the Council as currently being in employment use. The site currently forms the County Grounds Depot which supports a building and open area where operational material is kept. 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is not located within close proximity (500m) of any designated heritage assets. The site lies within HUCA 21 – Calving Hill as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey ⁽²⁰⁰⁹⁾. The survey highlights that there is little of historic interest within the HUCA apart from a number of surviving late 19th century and early 20th century houses and the site falls outside of these areas. Development within the character area has been piecemeal with little overall planning to be discerned. The centre of the character area in which the site is located is dominated by the Historic Character Types 'Public buildings' and 'School/college'. There is also little evidence that there is likely to be below ground archaeological remains associated with earlier settlement within the site.</p> <p>A negligible effect is expected on this SA objective given the current low to medium heritage value of the area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C220(a): Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance	-?	Development sites that are within close proximity of an international, national or local designated conservation

SA Objectives	SA Score	Justification
biodiversity, fauna and flora and geodiversity.		<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, minor positive effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and	0?	<p>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</p>

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		development which might proceed at this location is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	+?	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 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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	The site is not located within close proximity (600m) of any healthcare facilities. A minor negative effect is therefore likely on this SA objective.
13) Protect, enhance, create	++	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

SA Objectives	SA Score	Justification
and ensure access to open spaces and facilities for leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>Three Listed Buildings (Prospect Place, Cross Keys Farmhouse and Cross Keys Inn) are located within 500m of the site to the east and south east. The closest of these properties is located within 265m of the site and is separated by an area of playing fields, tree cover and a small number of residential properties. The site is also partially located within the historic environment character zone CHECZ 5 – Cannock: Hednesford Suburbs and Market Street as identified in the Cannock Chase District HEA (October 2009). 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. In terms of the Council's work through the Cannock Chase District HEA the area in which the site partly falls was scored as being of low/moderate value in terms of heritage assets. The low/moderate score suggests that development may have at least a marginal impact upon the historic environment.</p> <p>As such an overall minor negative effect is expected on this SA objective. This score takes into consideration the relatively close proximity of the various Listed Buildings to the site. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C220(b): Site B - Image Business Park, East Cannock Road, Hednesford, Cannock

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/-?	<p>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.</p> <p>Overall, mixed effect (minor positive/uncertain minor negative) is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and	0?	<p>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</p>

SA Objectives	SA Score	Justification
quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	A Listed Building at Prospect Place (Grade Listed II) is located within 395m to the south east. This Listed building is however screened from the site by a number of existing industrial buildings as well as an area of playing fields and residential development. The site does not fall within an area which has been assessed as part of the Cannock Chase District HEA (October 2009) or the Staffordshire Extensive Urban Survey ¹²³ . As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C222(d): Roman Court, Cannock South, Bridgtown

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

¹²³ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+/--	The site lies entirely upon land which is classed as urban and is not situated within a source protection zone. It is however, located on the A5, much of which has been designated as an AQMA. There is potential for traffic associated with development to exacerbate existing air quality issues in the AQMA. The site comprises brownfield land and it is expected that development at this location will have a beneficial impact in terms of preserving high quality soils in the District. Therefore, a mixed minor positive and significant negative effect is likely in relation to this SA objective.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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 0.37ha and would accommodate 12 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	This site has been assessed as having urban landscape characteristics. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect is uncertain given that the effect of new development on the landscape will depend in part on the design of new development.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of	+	The site is within 350m of a number of bus stops (including those on East Street and Walsall Street), providing a range of routes and services. The site is not located, however, within 1.0km of the nearest railway station. In addition the site is adjacent to the Cannock Chase Cycle Network. These sustainable transport links may help to

SA Objectives	SA Score	Justification
transport.		promote modal shift in the District. Therefore, a minor positive effect is likely in relation to this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 12 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>The site is located within approximately 500m from Bridgetown Primary School. There is also are a number of primary and secondary schools in Bridgtown and 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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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 a number of areas of semi-natural greenspace and amenity greenspace as well as a playground. The close proximity of these features to the site may help to encourage residents to partake of leisure and recreation activities. Therefore, a significant positive effect is likely in relation to the SA objective.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site's location within Bridgtown (a Local Centre) is likely to encourage access of residents to community services and facilities. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	0	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	Justification
sites.		
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). It is within HUCA 13 – Bridgtown (from the Cannock Historic Character Assessment¹²⁴), however, which is rated as having a historical value of high and an aesthetic value of high. The Historic Character Assessment notes that the area reflects of the historic character of the late 19th century industrial settlement. The historic importance of the settlement has been acknowledged in part by the designation of the Bridgtown North Street Conservation Area.</p> <p>The site is located within 220m of the Conservation Area to the north west, however, substantial areas of existing residential development are present between the site and this heritage asset. As such the potential for adverse impacts on this heritage asset is likely to be reduced. Considering the high score of the area in terms of its assessment relating to both its historic and aesthetic value there is potential that development at this location may have adverse impacts in terms of the historic environment. An uncertain significant negative effect is therefore expected in relation to this SA objective. The effect is uncertain given that effects on the historic environment are likely to depend in part upon the design of any new development which is unknown at this stage.</p>

C264: Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p>

¹²⁴ Part of: Staffordshire County Council (2009) Staffordshire Extensive Urban Survey

SA Objectives	SA Score	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	--	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located mainly on greenfield land and is large in size (approximately 1,069 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the	0	There are over 20 bus stops within 350m of the site. The bus stops located on John Street, Littleworth Road,

SA Objectives	SA Score	Justification
use of sustainable modes of transport.		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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is expected to be 1,069 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>This site is expected to provide 1,069 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.</p> <p>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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Rawnsley Surgery is located approximately 125m 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	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 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 1,069 dwellings are planned) 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

SA Objectives	SA Score	Justification
		mixed effect (significant positive and minor negative) is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.3km east of the site and 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 are the nearest historic assets to the site. 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 Rawsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council's work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment. 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(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	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local	-?	<p>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.</p> <p>Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain</p>

SA Objectives	SA Score	Justification
distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 area 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. A significant positive is expected on this SA objective given that the site would provide nearby access to a number

SA Objectives	SA Score	Justification
		of open spaces and PRow.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so it is uncertain if development will contribute towards the regeneration of the local economy. Therefore, a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	Cross Keys Farmhouse is the nearest historic asset located approximately 1.3km west of the site. Adverse impacts on this heritage asset are likely to be reduced due to the large distances between the site and the historic asset. The Cannock Chase District HEA (October 2009) has identified most of the site as lying within historic environment character zone CHECZ 9, Between Rawsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council's work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment. 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(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	Justification
1) Protect and enhance biodiversity, fauna and flora	-?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>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.</p> <p>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.</p> <p>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 residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>

SA Objectives	SA Score	Justification
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 195 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no schools within 600m of the site. This site is expected to provide 195 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 as the effects depend if existing schools have capacity for new students.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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 PROW 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 planned) and could offer good opportunities to incorporate new open space. 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	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	Cross Keys Farmhouse is the nearest historic asset located approximately 1.5km west of the site. Adverse impacts on this heritage asset are likely to be reduced due to the large distances between the site and the historic asset. 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. 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(c): Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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

SA Objectives	SA Score	Justification
		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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Rawnsley Surgery is located approximately 260m 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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.
14) Provide easy access to community services and facilities to meet people's	+?	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	Justification
needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>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.</p> <p>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.</p>

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	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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

SA Objectives	SA Score	Justification
		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. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	--	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 629 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	This site is expected to provide 629 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. 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Rawnsley Surgery is located approximately 125m 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	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	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.4km east of the site and a Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.7km to the north west are the nearest historic assets to the site. Adverse impacts on these heritage assets. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future. 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. 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(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	Justification
1) Protect and enhance biodiversity, fauna and flora	-?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>Southern Staffordshire Coalfield Heaths SSSI is located approximately 470m north east 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 development proposals are made which would occur at planning application stage.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is 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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	<p>Cannock Chase AONB is situated approximately 275m 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.</p> <p>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.</p>

SA Objectives	SA Score	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no schools within 600m of the site. So 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Rawnsley Surgery is located approximately 320m north east 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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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. 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

SA Objectives	SA Score	Justification
		effect is identified on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.3km east of the site and Hednesford War Memorial and Gates, a Grade II List Building situated approximately 2km to the north west are the nearest historic assets to the site. Adverse impacts on these heritage assets are likely to be reduced due to the large distances between the site and these historic assets. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future. 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. Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C265: Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora	--?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and	--?	<p>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</p>

SA Objectives	SA Score	Justification
quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 2,820 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	-	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	Justification
accessible for those in need.		
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	<p>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.</p> <p>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.</p> <p>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.</p> <p>Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	<p>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.</p>
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	<p>This site is not currently in employment use so a negligible effect is likely on this SA objective.</p>
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	<p>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.</p>
17) Conserve and enhance the built and historic	-?	<p>The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 740m east of the site and Cross Keys Farmhouse, a Grade II List Building situated approximately 1.5km to the west are the nearest historic assets to the site. Adverse impacts on these heritage assets are likely to be reduced due to the</p>

SA Objectives	SA Score	Justification
environment (including heritage assets and their respective settings).		<p>large distances between the site and these historic assets. The Cannock Chase District HEA (October 2009) has identified the northern section of the site as lying within historic environment character zone CHECZ 9, Between Rawsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council's work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment. In Contrast, the southern section of the site as lying within historic environment character zone CHECZ 12, East of Heath Hayes which is scored as being of low value in terms of heritage assets. This low score suggests that development is unlikely to have an impact upon the historic environment.</p> <p>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.</p>

C269: Blackford's Former Working Men's Club, Cannock Road, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 approximately 4km 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.
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?	This site is made up entirely of land classified as urban. It is not located within a source protection zone. The site is, however, situated adjacent to the A4601, where residential development could be impacted by noise and air pollution. The site consists of brownfield site and therefore development at this location is likely to have a positive effect in terms of helping to preserve high quality soils in the District. Therefore, a mixed minor positive and minor negative effect is likely in relation to this SA objective. The minor negative effect is uncertain given that the design of new development may present opportunities to mitigate adverse impacts in terms of air quality and noise.
3. Ensure development makes efficient use of previously developed land and buildings.	+	This site is relatively small in size (it is likely to deliver around 26 new homes) which consists of entirely brownfield land. There is potential that previously used buildings and materials could be reused for the new development. As such, a minor positive effect is expected in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors	0	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

SA Objectives	SA Score	Justification
contributing to, climate change.		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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	This site it is situated within the Coalfield Farmlands LCT which is classed as being 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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	The site is within 350m of a number of bus stops (including those on Short Street and at Cannock Chase High School) which offer a range of bus services and routes. The nearest railway station to the site is located further than 1.0km away. The site would not provide immediate access to an existing cycle path. Therefore, a minor positive effect is likely in relation to this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 26 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>The site lies adjacent to Cannock Chase High School and Cannock Chase Children's Centre. It is also within walking distance of Sherbrook Primary School and Chadsmoor C of E Junior School. There are also a number of further primary and secondary schools located nearby within the town of Cannock which are likely to be accessible by bus. As such, an uncertain significant positive effect is likely as the effects depend on if the existing schools have the capacity for new students.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		negligible.
12. Improve public health and ensure health facilities are accessible for those in need.	-	This site is in excess of 600m from a GP or Surgery. There are however a number of healthcare facilities within Cannock. A minor negative effect is therefore expected in relation to this SA objective.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	The site lies within 600m of a number of areas of open space identified in the Green Space Network, including parks and sports grounds and also a number of PROWs. It is likely that the proximity to outdoor spaces will encourage residents of new development to use them for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site's location in the centre of Cannock is likely to encourage access of residents to community services and facilities. 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	This site is located beyond the edge of the town centre boundary of Cannock. As the site is located outside of this boundary it is unlikely that residential development would play a role in enhancing the town centre. Therefore, a negligible effect is likely in relation to this SA objective.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	This site does not lie within an area that has been assessed as part of any heritage environment assessments undertaken in the District. It also does not lie within 500m from any designated heritage assets. Therefore, an uncertain negligible effect is likely in relation to this SA objective as in some circumstances developments can impact upon non-designated heritage features or impacts may extend beyond 500m.

C270: Former Parker Hannifin Site, Walkmill Lane, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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. Stowe Pool and Walk Mill Clay Pit SSSI is located to the south west of the site within 125m. Hatherton Pines Biodiversity Alert Site is also to the south west of the site within 125m. 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 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. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected. Overall, an uncertain significant negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+/-	The site is located on Walkmill Lane. This route leads directly to the A5 within 90m to the north. 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 not located adjacent to the 'A' road meaning it is unlikely to 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.
3) Ensure development makes efficient use of previously developed land and buildings.	++	The site is located on brownfield land and is relatively large in size (116 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	0?	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	Justification
strengthening local distinctiveness and sense of place.		
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located within 350m of a number of bus stops. Bus stops are located along Walkmill Lane to the south east adjacent to the site. Further bus stops are provided along Lakeside Boulevard the closest of which is located within 105m to the east. Bus stops at Walkmill Lane provide access to a bus service which runs once every 30 minutes. The site is not located within 1km of a train station, however. The closest cycle path to the site is located on Lakeside Boulevard within 20m to the east. A minor positive effect is therefore expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 116. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	The site is located within close proximity (600m) of one education facility. Bridgtown Primary School is located to the north east of the site within 350m. This site is expected to provide 116 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. A minor positive effect is therefore likely in relation to this SA objective, although this is uncertain, as it will depend on the capacity of existing schools to accommodate new pupils.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	The site is not located within close proximity (600m) of either a hospital or a GP surgery. A minor negative effect is therefore likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for	++	The site is located within close proximity (600m) of a number of open spaces and PRowS. The closest open space to the site is an area of which has been identified in the Green Space Network (2012) which is located within 85m to the east. To the south an area of semi-natural open space is located within 115m. A further area of semi-natural open space is located within 200m also to the south of the site. The closest PRow is located within 200m

SA Objectives	SA Score	Justification
leisure and recreation.		of the site to the south beyond the M6 Toll motorway. In addition, as this site designation is expected to provide in excess of 100 new dwellings it is likely that open space will be incorporated into design. Therefore, a significant positive effect has been identified in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located within Bridgtown (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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is located within Bridgtown and is not within one of three identified town centres in Cannock Chase. Cannock 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 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site falls within 180m of the Bridgtown North Street Conservation Area which is to the north east. The Conservation Area is screened from the site by an existing large scale commercial site and the A5 road, as well as pockets of residential and employment development. The site also falls with HUCA 16 – South of Watling Street as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a low aesthetic value and medium historical value. Piecemeal development which has already taken place in the area means that the aesthetical value is valued as low although the surviving buildings (such as those at the manure works within close proximity of the site to the south east) are testimony to the long industrial history of the character area.</p> <p>Given that the area in which the site falls is considered to be of moderate historic value a minor negative effect is expected on this SA objective; particularly when considering the relatively large size of the site. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C279: Land east of Wimblebury Road at Bleak House, Heath Hayes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora	--?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies directly adjacent to the site's eastern boundary and a portion of the south west section of the site lies within this SSSI. There are two Sites of Biological Importance (SBI) that lie directly adjacent to the site's eastern boundary; Hednesford Brickworks lies approximately 175m west of the site and Norton Pools is situated approximately 450m 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.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>The site's southern boundary is located directly adjacent to the A5190 (Cannock Road) and the site's north western boundary lies directly adjacent to the Wimblebury 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.</p> <p>As mentioned, the south boundary of the site lies directly adjacent to the A5190 and therefore development at this location is likely to result in noise pollution impacting upon local amenity so a minor negative effect is identified. This however is uncertain as noise pollution could potentially be mitigated through careful design of the site.</p> <p>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 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.</p> <p>Overall an uncertain significant negative effect is expected on this SA objective due to the potential increases in air pollution following the sites development and noise pollution owing to the sites close proximity to an 'A' Road.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located mainly on greenfield land and is large in size (340 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.</p>
4) Adapt to the impacts of, and	0	<p>The effects of new housing development on this SA objective will depend to some extent on its design, for</p>

SA Objectives	SA Score	Justification
minimise factors contributing to, climate change.		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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	There are over twenty bus stops within 350m of the site. The two located on Hednesford Road (B4154) are served every 30 minutes whereas 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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 340 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 340 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.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	The site is located within close proximity (600m) of a number of open spaces and PROWs. Adjacent to the south east 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 80m 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 (340 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. However, the site includes two PROWs and an area of semi natural open space which could be lost due to development. This is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Therefore, an overall uncertain mixed effect (significant positive and minor negative) is identified in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their	-?	Cross Keys Farmhouse, a Grade II List Building situated approximately 1.5km to the west and New Hall Farmhouse, a Grade II Listed Building located approximately 1.8km to the west are the nearest historic assets to the site. 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 the northern

SA Objectives	SA Score	Justification
respective settings).		<p>section 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. In Contrast, the southern section of the site as lying within historic environment character zone CHECZ 12, East of Heath Hayes which is scored as being of low value in terms of heritage assets. This low score suggests that development is unlikely to have an impact upon the historic environment.</p> <p>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.</p>

C342: Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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. 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.</p> <p>Additionally, Cannock Chase SSSI lies directly adjacent to the site's north west and north east boundaries. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-?	<p>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.</p> <p>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</p>

SA Objectives	SA Score	Justification
		this stage. Overall an uncertain minor negative effect is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	--	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is mainly located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 1,100 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	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>This site is expected to provide 1,100 homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. A significant positive effect is therefore likely on the SA objective, although this is uncertain until specific proposals are brought forward. Pye Green Academy (a Primary School) is located approximately 560m south of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.</p> <p>Overall an uncertain significant positive effect is likely on this SA objective.</p>
11) Reduce crime and the fear of crime.	0	<p>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.</p>
12) Improve public health and ensure health facilities are accessible for those in need.	-	<p>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.</p>
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	<p>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 Cotswold Road, another PRow lies approximately 270m north of the site. A significant positive effect is likely on this SA objective.</p> <p>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.</p> <p>Overall, an uncertain significant positive effect is likely on this SA objective.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	<p>The site is located on the northern edge of Hednesford and so 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.</p>
15) Help the continued regeneration of the local	0	<p>This site is not currently in employment use so a negligible effect is likely on this SA objective.</p>

SA Objectives	SA Score	Justification
economy by protecting existing employment sites and ensuring there is adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the nearest historic assets to the site is Hednesford War Memorial and Gates, a Grade II Listed Building which is located approximately 930m to the south east of the site. Anglesey Hotel, also a Grade II Listed Building is located approximately 1.1km to the south of the site. Adverse impacts on these heritage assets are likely to be reduced due to the large distances between the site and the identified features so a negligible effect is likely on this SA objective. This negligible effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C352: Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	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

SA Objectives	SA Score	Justification
		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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (50 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	<p>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.</p> <p>A cycle path is located approximately 45m north of the site on Cannock Road (A5190).</p>

SA Objectives	SA Score	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no primary or secondary schools within 600m of the site. 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. 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>The site is located within close proximity (600m) of a number of open spaces and PRow. The site partially lies within the unrestricted Newlands Lane semi natural open space and Heath Hayes Football Club (private sports ground) which has limited access. Within Newlands Lane lies a public sports ground that lies directly adjacent to the site's west boundary. In addition, Heath Hayes Park which has unrestricted access is located approximately 90m to the north east of the site. A PRow linking Cannock Road and Hednesford Road lies approximately 175m north of the site and another PRow lies 250m north west of the site and links Newlands Lane with Cannock Road. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.</p> <p>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.</p> <p>Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.</p>
14) Provide easy access to community services and facilities to meet people's	++	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	Justification
needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within 500m of any designated historic asset and the majority of the site does not lie within a Historic Character area. The small pocket of land in the south west corner of the site is identified by the Cannock Chase District HEA (October 2009) as lying within historic environment character zone CHECZ 12, East of Heath Hayes which is scored as being of low value in terms of heritage assets. This low score suggests that development is unlikely to have an impact upon the historic environment. As such a negligible effect is likely on this SA objective as development on this site is unlikely to cause adverse impacts on heritage assets. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C364: The Tackeroo, Bracken Close, Hednesford

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 within 350m of Cannock Chase SAC and SSSI and is 700m north of Chasewater And The Southern Staffordshire Coalfield Heaths SSSI. It also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.
2. Minimise pollution and protect and enhance air,	+/-?	This site is made up entirely of land classified as urban and is situated within Source Protection Zone 3. There is potential that development at this location could lead to the water quality issues. In addition, as this is a brownfield site it is likely that development here will lead to the preservation of high quality soils in the District.

SA Objectives	SA Score	Justification
water, and soils.		The site is not within close proximity of the strategic road network and does not lie within or link directly to an AQMA and therefore is not likely to be impacted upon or result in impacts in terms of air quality or noise pollution. Therefore, a mixed minor positive and uncertain minor negative effect is likely in relation to this SA objective.
3. Ensure development makes efficient use of previously developed land and buildings.	+	This site consists of entirely brownfield land. There is potential that the previously used building and materials could be reused and regenerated for the new development. The site is relatively small (0.10ha) in size and provide 10 residential dwellings. As such, a minor positive effect is expected in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	The site lies entirely within flood zone 1, yet there are surrounding areas of flood zone 3 50m from the site at Lower Brindley Pool and Bentley Brook. As it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through in increased amounts impermeable surfaces. Therefore, a negligible effect is likely in relation to this 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.	--?	This site lies entirely within the Cannock Chase AONB, where development could potentially lead to adverse impacts on the AONB. In addition, it is situated within an Urban LCT. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that the effect of new development on the landscape will depend in part on its design.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-?	The site is not within 350m from a bus stop nor is it within 1km to the nearest railway station. The site would, however, provide ease of access to the Cannock Chase Cycle Network and therefore may provide opportunities to undertake journeys by more active modes of transport. An uncertain minor negative effect is therefore expected in relation to this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	++	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	Justification
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	<p>The site is not within 600m (walking distance) of either a primary or secondary school. There is however a number of further primary and secondary schools located nearby within Hednesford which are likely to be accessible by bus. As such, an uncertain minor negative effect is likely as the effects depend on if the existing schools have the capacity for new students.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	This site is in excess of 600m from a GP or Surgery. There are however a number of healthcare facilities within Cannock. However, a minor negative effect is still likely in relation to this SA objective.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	The site lies within 600m of a PROW. In addition, the site's proximity to the AONB as well the playground at Bracken Close and several areas of amenity greenspace and semi-natural greenspace may encourage residents of new development to make use of these areas for outdoor leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site's location on the settlement edge of Hednesford is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is expected in relation to this 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.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	This site does not lie within an area that has been assessed as part of any heritage environment assessments undertaken in the District. It also does not lie within 500m from any designated heritage assets. Therefore, an uncertain negligible effect is likely in relation to this SA objective as in some circumstances developments can impact upon non-designated heritage features or impacts may extend beyond 500m

C376: Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>

SA Objectives	SA Score	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	-	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	Justification
accessible for those in need.		
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 1.4km east of the site is the nearest historic asset to the site. 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 a small section to the north west of the site as lying within historic environment character zone CHECZ 9, Between Rawsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council's work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment. Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the

SA Objectives	SA Score	Justification
		design of the development which is unknown at this stage.

C399: Land at junction of New Hayes Road and Ironstone Road, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>The Cannock Chase SAC lies approximately 3km north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate	0	<p>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</p>

SA Objectives	SA Score	Justification
change.		considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 29 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the Moated Site and Bloomery in Courtbanks Convert, a Scheduled Monument located approximately 435m east of the site is the nearest historic asset to the site. As there is potential for the development to cause harm to this Scheduled Monument, a minor negative effect on this objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C400: Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>

SA Objectives	SA Score	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 260m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the south. This heritage asset is screened by existing tree cover by Court Bank Farm to the south. Residential development at this location may still however have an adverse impact upon the significance of the identified heritage asset or the significance of its settings. The site 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.</p> <p>An overall minor negative effect is therefore identified on this SA objective, particularly in relation to the potential for detrimental impacts upon the setting of the Scheduled Monument to the south of the site. The effect is</p>

SA Objectives	SA Score	Justification
		uncertain dependent upon the design of the development which is unknown at this stage.

C401: Land adjacent to 18 Cumberledge Hill, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate	0	<p>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</p>

SA Objectives	SA Score	Justification
change.		considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 395m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the south. To the north of the site within 395m Castle Ring has also been designated as Scheduled Monument. Both of these heritage assets are screened by existing tree cover by Holly Hill Road and Court Bank Farm to the north and south respectively. Residential development at this location may still however have an adverse impact upon the significance of these heritage assets or the significance of their respective settings. The site does not lie within any of the historic environment character zones as identified in

SA Objectives	SA Score	Justification
		<p>the Cannock Chase District HEA (October 2009) or within any of the historic urban character areas as identified in the Staffordshire Extensive Urban Survey.</p> <p>An overall minor negative effect is therefore identified on this SA objective, particularly in relation to the potential for detrimental impacts upon the settings of the Scheduled Monuments to the north and south of the site. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C402: Land to the rear of 40-46 Hayfield Hill, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. Courtbanks Covert, Redmoor Wood Site of Biological Interest is located to the south west of the site within 195m. Gentleshaw Grassland Biodiversity Action Site is located within 225m of the site to the north east.</p> <p>As such, given that the biodiversity sites which might be affected by development at this location are local designations within 250m, 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.</p> <p>A section of the Cannock Chase SAC lies approximately 3.8km 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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective</p>
3) Ensure development makes efficient use of previously developed land and	-	<p>The site is located on greenfield land and is relatively small in size (6 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.</p>

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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 south east at Hayfield Hill within 70m. A further bus stop is located to the north of the site within 265m at Cumberledge 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.
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 6. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and	-?	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.

SA Objectives	SA Score	Justification
ensure that educational facilities are provided where they are required.		This site is expected to provide 6 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 north west of the site at Nun's Well within 135m. A further area of semi-natural open space is located within 360m of the site to the east. The closest PRow to the site is located to the south of the site within 100m. A further PRow is located to the north east of the site within 170m by Hayfield Hill. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 195m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the south west. Residential development at this location may therefore have an adverse impact upon the significance of this heritage asset or that of its setting. The site 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.</p> <p>An overall minor negative effect is therefore identified on this SA objective, particularly in relation to the potential for detrimental impacts upon the setting of the Scheduled Monument to the north. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C403: Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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 55m of the site to the east. Another SSSI, Chasewater And The Southern Staffordshire Coalfield Heaths is located within 985m of the site to the south east.</p> <p>As such, given that the biodiversity sites which might be affected by development at this location include international or national designations within 250m, 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.</p> <p>A section of the Cannock Chase SAC lies approximately 4.3km 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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective.</p>

SA Objectives	SA Score	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land and is relatively small in size (2 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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 65m. 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.
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 2. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational	-?	There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative

SA Objectives	SA Score	Justification
aspirations and attainment within the District and ensure that educational facilities are provided where they are required.		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 2 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of an area of open spaces and a number of PRowS. An area of semi-natural open space is located to the east of the site within 55m. The closest PRow to the site is located adjacent to its southern boundary. Two further PRowS are located to the west of the site within 55m. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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 (65m) 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and	0	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

SA Objectives	SA Score	Justification
viability.		locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 475m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the north west. Residential development at this location may therefore have an adverse impact upon the significance of this heritage asset or that of its setting. The site 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.</p> <p>An overall minor negative effect is therefore identified on this SA objective, particularly in relation to the potential for detrimental impacts upon the setting of the Scheduled Monument to the north. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C404: Land off Rugeley Road, Cannock Wood

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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 appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air,	-	<p>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</p>

SA Objectives	SA Score	Justification
water, and soils.		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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on mostly greenfield land and is relatively 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which	++	The number of suggested homes that could be accommodated at this site is 26 and so a significant positive effect

SA Objectives	SA Score	Justification
meets their needs.		is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 205m of the Moated site and bloomery in Courtbanks Covert which has been designated as a Scheduled Monument to the north. Residential development at this location may therefore have an adverse impact upon the significance of this heritage asset or that of its setting. The site 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.</p> <p>An overall minor negative effect is therefore identified on this SA objective, particularly in relation to the potential for detrimental impacts upon the setting of the Scheduled Monument to the north. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C422(b): Blocks C-D, Beecroft Court, Beecroft Road, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+	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.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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 20 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate	0	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

SA Objectives	SA Score	Justification
change.		5. Therefore, a negligible effect is likely in relation to this SA objective.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	++	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 I also is 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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	The site is located adjacent to Cannock Chase High School and Sherbrook Primary School. In addition, it is also walking distance from Cardinal Griffin Catholic High School, Cannock Chase College Campus and Cannock Chase Children Centre. Therefore, an uncertain significant positive effect is likely as the effects will depend partly upon the capacity of schools to accept new pupils. This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.
11. Reduce crime and the fear of crime.	0	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	Justification
12. Improve public health and ensure health facilities are accessible for those in need.	++	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. 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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	++	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 300m of Cannock Town Centre Conservation Area which is to the south west. This area contains a number of Listed Buildings but is separated by the site by a substantial amount of existing development as well as the path of the dual carriageway at the A34.</p> <p>The site lies within HUCA 21 – Calving Hill as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey⁽²⁰⁰⁹⁾. The survey highlights that there is little of historic interest within the HUCA apart from a number of surviving late 19th century and early 20th century houses and the site falls outside of these areas. The area has been given a historic value of low and an aesthetic value of medium. Development within the character area has been piecemeal with little overall planning to be discerned. The centre of the character area in which the site is located is dominated by the Historic Character Types 'Public buildings' and 'School/college'. There is also little evidence that there is likely to be below ground archaeological remains</p>

SA Objectives	SA Score	Justification
		<p>associated with earlier settlement within the site.</p> <p>A minor effect is expected on this SA objective given the current low to medium heritage value of the area and considering the relatively close proximity of the Conservation Area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C433: Land adjacent to Rugeley Road, Hazelslade

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 800m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is adjacent to two locally designated biodiversity and geodiversity sites such as Beaudesert Golf Course, Rowsley Hill and Hazelslade Nature Reserve SBIs. Therefore, an 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.
2. Minimise pollution and protect and enhance air, water, and soils.	-	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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	The site consists of entirely greenfield land. In addition, this is a relatively large site with the expectation to provide 120 new homes. Due to the vast scale of the site it is likely that the adverse impacts could be exacerbated. Therefore, a significant negative effect is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local	--?	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	Justification
distinctiveness and sense of place.		
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 120 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>The site lies adjacent to Hazel Slade Community Primary School. However, no 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.</p> <p>This site is expected to provide 120 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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and	+++	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, an uncertain significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score	Justification
facilities to meet people's needs and avoid isolation.		
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>There are no designated heritage assets within 500m of the site. Castle Ring, a multivallate hillfort and medieval hunting lodge (a Scheduled Monument) is the closest asset which is located approximately 1.6km east of the site. It is therefore unlikely that development of the site would have any adverse impacts on designated historic assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 10, East of Hazelslade and Hazelslade Wood. This character zone is assessed in having a low/moderate score and therefore any development here is likely to have a marginal impact upon the historic environment. A negligible effect is likely on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

C457: 108, 102-106 High Green Court, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+	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	Justification
3. Ensure development makes efficient use of previously developed land and buildings.	+	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 10 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	This site is situated within the Coalfield Farmlands LCT and is classified as 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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	++	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 700m from Cannock Railway Station. In addition it is adjacent a number of 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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 10 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational	++?	The site is located 100m from Cannock Chase College and is also within walking distance of Cannock Youth Centre, St Mary's Catholic Primary School, St Luke's C of E Primary School, Sherbook 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	Justification
facilities are provided where they are required.		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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	++	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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 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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	++	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.
17. Conserve and enhance the built and historic environment (including	--?	This site is located mostly within the character area HUCA 5 - Market Place as identified in the Cannock Historic Character Assessment. This area has been assessed as having high aesthetic value and high historic value. The area has been noted to be of significant historical and archaeological importance. The heritage assets at this

SA Objectives	SA Score	Justification
heritage assets and their respective settings).		location contribute significantly to the current character of the townscape and this is reflected in the designation of the Cannock Town Conservation Area. The majority of the site is located within this Conservation Area and a number of Listed Buildings lie within it, including Grade II listed properties on High Green and Mill Street and Grade II* listed churches of St Luke and Congregational Chapel. There is likelihood that development could have an adverse impact on these historic assets and their settings. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect will depend in part on the design of any new development which comes forward.

C467: Land at Ironstone Road, Burntwood/Wimblebury

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	-	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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and	--?	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

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		part on the design of developments.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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. 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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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	Justification
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is not located within 500m of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 12 - East of Heath Hayes, which was scored as being of low in terms of heritage assets. The historic landscape and heritage assets within this character zone have been assessed as being capable of accommodating medium to large scale development. However, the surviving earthworks and the mineral railway within this character zone may suffer adverse effects if this scale of development was to proceed.</p> <p>As such an overall negligible 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.</p>

N3(b): Land at Burntwood Road and Norton East Road, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. A section of the Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 20m to the north east of the site. Southacres Farm Site of Biological Importance is located adjacent to the site to the south. The heathland north of Burntwood Road Norton Canes has also been designated as a Site of Biological Importance and is to the west of the site within

SA Objectives	SA Score	Justification
		<p>120m.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located along Burntwood Road which leads to the A5190 to the north east within 375m and is thereby linked to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, so a significant negative effect is identified for air quality. The site is not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land and is relatively small in size (10 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>

SA Objectives	SA Score	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>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 Survey¹²⁵.</p> <p>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.</p>

¹²⁵ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

N13: Land off Norton Hall Lane and Butts Lane, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 200m south of the site. Further afield, the Cannock Extension Canal SAC lies approximately 620m to the south west of the site, School Lane Wood Biodiversity Alert Site (BAS) lies approximately 390m south of the site and Washbrook Lane BAS lies approximately 460m west of the site. 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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	The site is linked to the AQMA that extends along Watling Street that lies approximately 105m to the south of the site, so a significant negative effect is expected on air quality. The M6 Toll motorway lies approximately 25m south of the site and so a minor negative effect is expected in relation to noise pollution, although this is uncertain as it may be possible to mitigate out noise through the design and layout of the site. The site is mainly greenfield land where the south section of the site is classed as Grade 3 (it is unknown whether is 3a or 3b) by the ALC and the north section 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 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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located mainly on greenfield land and is large in size (450 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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

SA Objectives	SA Score	Justification
		greater flood risk. Therefore, a minor positive effect is likely in relation to this 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 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. 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. The site is not located within 1km of the Cannock Chase AONB.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 450 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	Jerome Community Primary School is located approximately 320m north of the site, but there are no secondary schools within 600m of the site. This site is expected to provide 450 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 positive effect is likely in relation to this SA objective, as it depends on the capacity of existing schools for new students.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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 125m and approximately 65m respectively north of the site. In addition, a PROW lies approximately 235m to the north west of the site and another lies approximately 130m to the south of the site. This housing site is likely to provide more than 100 homes (450 are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space into the site, although this site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms (such as open space provision), this SA assessment reflects the baseline situation and so detailed design is not subject to SA. Therefore, an overall uncertain significant positive effect is likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Church of St James (a Grade II*) Listed Building is the nearest historic asset to the site and lies approximately 235m to the south west of the site. The majority of the site is located within the historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets, which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, are all of local/regional importance. Overall a minor negative 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.

N13a: Land at Norton Hall Lane and Butts Lane, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>The site is linked via Norton Hall Lane to the AQMA that extends along the A5 (Watling Street) that lies approximately 105m to the south of the site, so a significant negative effect is expected on air quality as a result of potential increases in local traffic. The M6 Toll motorway lies approximately 25m south of the site and so a minor negative effect is expected in relation to noise pollution, although this is uncertain as it may be possible to mitigate out noise through the design and layout of the site. The site is located on greenfield land. The southern section of the site is classed as Grade 3 Agricultural Land (it is unknown at this whether this land is Grade 3a or 3b Agricultural Land) and the north section is considered to be Non Agricultural Land so an uncertain significant negative effect is likely on soils. The site is not within a Source Protection Zone so a negligible effect is likely on water quality.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>

SA Objectives	SA Score	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	Jerome Community Primary School is located approximately 320m north of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. This site is expected to provide 120 homes and so it is unlikely that an onsite primary school places would be provided, as the threshold for this provision in Cannock Chase is around 700 homes. This site is expected to be part of a wider scheme as it lies adjacent to N13 where 450 dwellings are planned.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	<p>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.</p> <p>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.</p> <p>This housing site is likely to provide more than 100 homes (120 homes are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The Church of St James (a Grade II*) Listed Building is the nearest historic asset to the site and lies approximately 300m to the north west of one section of the site. The site is located within the historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets, which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, are all of local/regional importance.</p> <p>Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

N14: Land adjacent to Norton Canes High School, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p>

SA Objectives	SA Score	Justification
		Overall a minor negative effect is likely on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land and is relatively small in size (38 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>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.</p> <p>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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>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.</p> <p>This positive effect is expected to be combined with an uncertain minor negative effect given that an area of semi-natural open space is within its boundaries. The use of this area for leisure or recreation may be lost dependent upon the design of the scheme.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	0	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	Justification
sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 13 - North of Norton Canes, which was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development would have an impact upon the historic environment within this area with the historic landscape character of the zone being highlighted as being potentially vulnerable to change.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage</p>

N20: Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>

SA Objectives	SA Score	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>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.</p> <p>Overall an uncertain significant negative effect is likely on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on greenfield land and is quite large in size (56 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	<p>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.</p>
8) Encourage and facilitate the use of sustainable modes of transport.	+	<p>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.</p>

SA Objectives	SA Score	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 56 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>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.</p> <p>This site is expected to provide 56 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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	0	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	Justification
sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets in the District. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development (particularly housing expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

N23: Land off of 71 Burntwood Road, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 Norton Pools Site of Biological Importance is located to approximately 10m north west of the site boundary and the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 335m to the east of the site. 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. The Cannock Chase SAC lies approximately 1.8km to the south 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--	There is an AQMA to the north of the site within 950m along the A5190 which extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may intensify levels of air pollution in the area as a result of increased vehicle traffic. A significant negative effect is therefore identified in relation to air quality

SA Objectives	SA Score	Justification
		for this SA objective. As the site is not adjacent to a motorway or an 'A' Road so 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 by the ALC. 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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site comprises a large area of greenfield land and is quite large in size (the suggested allocation is 65 homes). As such the redevelopment of the site would not have potential for the re-use of materials and buildings which are already onsite. A significant negative effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	The site is located within the UR25 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. The site is not within 1km of the Cannock Chase AONB.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located more than 1km from the nearest railway station. There are around 20 bus stops within 350m of the site. The stops situated on Hednesford Road, Burnwood Road and Norton East Road are served every 30 minutes. A cycle path lies approximately 270m to the south of the site. A minor positive effect is therefore likely on this SA objective.
9) Ensure all people are able to live in a decent home which	++	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	Justification
meets their needs.		
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>Norton Canes Community Primary School lies approximately 10m across Burntwood Road to the south of the site and Norton Canes High School lies directly adjacent to the site's north eastern boundary. 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.</p> <p>This site is expected to provide 65 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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of a number of open spaces and PRowS. The site is bound to the north east by an area of restricted institutional open space, limited access semi natural open space to the north and the unrestricted Norton Canes green link to the west. Approximately 10m to the south east of the site lies another area of restricted institutional open space. A PRow is located approximately 330m to the south of the site and can be accessed by School Crescent. A significant positive effect is therefore likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	The site is located in 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The Church of St James (a Grade II*) Listed Building is the nearest historic asset to the site and lies approximately 1.5km to the south west of the site. The majority of the site is located within the historic environment character zone CHECZ 13 - North of Norton Canes as identified in the Cannock Chase District HEA (October 2009). Development within this area would have an impact upon the historic environment, and the report calls for mitigation strategies to be implemented where the design would retain or reflect the local distinctiveness of the area, to retain any railway or tramway and develop a method of assessing the potential impacts upon archaeological features, both known and unknown.</p> <p>Overall a minor negative 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.</p>

N24: Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p> <p>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. 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.</p>

SA Objectives	SA Score	Justification
		Overall, an uncertain minor negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located on greenfield land and is quite large in size (84 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of	+	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 Objectives	SA Score	Justification
transport.		SA objective. The site is not located within close proximity of a cycle path.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 84 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>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.</p> <p>This site is expected to provide 84 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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is	0	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	Justification
adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within close proximity (500m) of any designated heritage assets in the District. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 14 - Newlands Lane, Cannock. This character zone is assessed in terms of heritage assets as having a low/moderate score. Any development at this location is likely to have at least a marginal impact upon the historic environment. Medium to large scale development has been identified as being likely to have a moderate impact upon the historic environment. Given the relatively small size of the site a negligible effect is likely on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

N25: Land off Walsall Road near Cherry Brook, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. School Lane Site of Biological Importance is located approximately 190m to the south of the site. In addition, Cannock Extension Canal has been designated as a SSSI and SAC to the south east within 355m. 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.</p> <p>The Cannock Chase SAC lies approximately 6.9km to the south 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site is located along Walsall Road. Walsall Road leads directly to the A5 within 260m 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 M6 Toll motorway 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 is located on greenfield land which is classified as non-agricultural land. As such development at this location would result in the use of land

SA Objectives	SA Score	Justification
		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 with particular consideration for potential adverse impacts on local air quality.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located on greenfield land and is relatively large in size (67 homes are suggested). A significant negative effect is likely as the development of the site would be unlikely to present opportunities for the re-use of materials and buildings which might be present at other sites.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The site is located on greenfield land and therefore its development would increase the area of impermeable surfaces in the District. The site is however located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this 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 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.
7) Make sustainable use of resources and minimise waste generation.	0	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. Development at this location would present a reduced number of opportunities to limit waste production in the District, which might otherwise have occurred through the re-use of materials already on site etc. A negligible effect is therefore expected on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 67. 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	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	The site is not located within close proximity (600m) of any education facilities. 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. 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located to the east of the site within 70m. Beyond this green link an area of semi-natural green space is located; however access to this area is limited. Semi-natural green space at Norton Canes ex-colliery land is located within 475m to the north east and access to this access is unrestricted. This area has been identified within the Green Space Network (2012). An area of housing amenity land and a playground are within 460m of the site also to the north east by Knights Court. The closest PRow to the site is located within 120m to the north east by Walsall Road. As such a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the southern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for residents. As such an uncertain minor positive effect is expected on this 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.	0	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.
16) Enhance the town centres in	0	The site is located within Norton Canes and is not within one of three identified town centres in Cannock Chase.

SA Objectives	SA Score	Justification
order to protect and improve their vitality and viability.		Cannock 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 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity of any identified heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church. 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. 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.

N33: Land to the north of no.2 Hednesford Road, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Norton Pools Site of Biological Interest is located approximately 50m of to the site to the north east and Long Lane, Biological Alert Site, is located 120m west of the site designation. Furthermore, Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 450m of the site. As such, given that the biodiversity site which is located within 250m of the site is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The Cannock Chase SAC lies approximately 5.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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.
3) Ensure development makes efficient use of previously developed land and	--	The site is located on greenfield land and is relatively large in size (110 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	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 110 and so a significant positive effect is likely as residential sites of 11 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	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 110 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.
11) Reduce crime and the fear	0	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

SA Objectives	SA Score	Justification
of crime.		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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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, a significant positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within close proximity (500m) of any designated heritage assets in the District. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 14 - Newlands Lane, Cannock. This character zone is assessed in terms of heritage assets as having a low/moderate score. Any development at this location is likely to have at least a marginal impact upon the historic environment. Medium to large scale development has been identified as being likely to have a moderate impact upon the historic environment. Given the relatively small size of the site a negligible effect is likely on this

SA Objectives	SA Score	Justification
		SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

N46: Land at Red Lion Lane, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	The site lies within the Commonsides Disused Railway Biodiversity Alert Site (BAS) and the north east boundary lies adjacent to the Brownhills Road BAS. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 230m 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. The Cannock Chase SAC lies approximately 6.8km 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. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected. Overall, an uncertain significant negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site would link directly to the Walsall AQMA along Brownhills Road and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. 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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land and is quite small in size (37 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The site is located entirely within flood zone 1. The site however is located on greenfield land. Therefore, a negligible effect is likely in relation to this SA objective.
6) Protect, enhance and	-?	The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment

SA Objectives	SA Score	Justification
manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located more than 1km from the nearest railway station. The closest bus stop to the site is located to the north within 100m on Brownhills Road. The bus services accessible at this stop operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no existing educational facilities within close proximity (600m) of the site. This site is expected to provide 37 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. As such, an uncertain minor negative effect is likely on this SA objective as it is dependent upon capacity at existing schools within the District to accommodate new pupils.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	The site is located within close proximity of one health facility; Norton Canes Health Centre is located approximately 565m to the north west of the site on Brownhills Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.
13) Protect, enhance, create and ensure access to open	++	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 65m. The closest area of current housing amenity land is located within 380m to the east (although a new play area/amenity land is under construction directly adjacent to

SA Objectives	SA Score	Justification
spaces and facilities for leisure and recreation.		the site). A PRoW lies approximately 240m to the east of the site by the Chasewater waterbody. A significant positive effect is likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within close proximity (500m) of any designated heritage assets in the District. The site is located within the historic environment character zone CHECZ 18 - Industrial estates, east of Norton Canes as identified in the Cannock Chase District HEA (October 2009). This Assessment concluded that development is unlikely to have an impact upon the historic environment. Overall a negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

N49: Land at Norton Canes between the A5 and M6 Toll

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on mostly greenfield land and is quite large in size (180 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local	-?	<p>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.</p>

SA Objectives	SA Score	Justification
distinctiveness and sense of place.		The site is not located within 1km of the Cannock Chase AONB.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 180 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	<p>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.</p> <p>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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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.

SA Objectives	SA Score	Justification
		This housing site is likely to provide more than 100 homes (180 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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

N49(a): Land at Norton Canes between the A5 and M6 Toll

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora	-?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>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. Watling Street Site of Biological Interest is located within 15m of the site to the south. A further Site of Biological Interest is located by the rough grassland to the south of the A5 within 55m of the site to the west.</p> <p>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.</p> <p>The site is located within 7.9km 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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located adjacent to the A5 to the south. AQMA No.2 has been declared along the A5 (Watling Street), and the site's east 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 sites.</p> <p>This site is located on greenfield land which is classed as Grade 4 agricultural land. The site is, however, not located within a Source Protection Zone.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land and is quite small in size (6 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>

SA Objectives	SA Score	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 6. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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 6 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.
11) Reduce crime and the fear of crime.	0	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	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 15m of the site to the south at Wyrley Common. The closest PRow to the site is located to the south within 20m by Watling Street. Overall a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

N51: Land between Greyhound Stadium and M6 Toll, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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. Commonsides Disused Railway Biodiversity Alert Site is adjacent to the site to the west.</p> <p>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.</p> <p>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. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected. Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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</p>

SA Objectives	SA Score	Justification
		have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and	-	The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect

SA Objectives	SA Score	Justification
ensure health facilities are accessible for those in need.		is therefore likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonside and Wyrley Common. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development. 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 to high value in terms of heritage assets.

SA Objectives	SA Score	Justification
		As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

N52: Land north of Norton Hall Lane, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located along Washbrook Lane which leads to the A5 within 135m to the south. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The most of the site is located on greenfield land which is mostly identified as Grade 3 Agricultural Land and as such development at this location would result in the use of land which has not previously been developed. A significant negative effect is expected in terms of land use. This negative effect is uncertain given that it is unclear where this land is Grade 3a or 3b Agricultural Land. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.</p> <p>Overall, a significant negative is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>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.</p>
4) Adapt to the impacts of, and	0	The effects of new housing development on this SA objective will depend to some extent on its design, for

SA Objectives	SA Score	Justification
minimise factors contributing to, climate change.		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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+?	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. Information has not been provided regarding the frequency of the bus services which operate from these locations. An uncertain 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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where	+?	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	Justification
they are required.		
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	<p>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.</p> <p>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.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site borders the site of the Church of St James, a Grade II* Listed Building on its northern southern and western boundaries. As such it forms much of the setting for the designated heritage asset and development at this location is likely to impact upon its significance. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development (particularly housing expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.</p> <p>Given the close proximity the site of the Church of St James development at this location is expected to have a significant negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

N59: Land north of Washbrook Lane, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air,	--	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

SA Objectives	SA Score	Justification
water, and soils.		<p>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</p> <p>Overall, a significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+?	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. Information has not been provided regarding the frequency of the bus services which operate from these locations. An uncertain minor positive

SA Objectives	SA Score	Justification
		effect is therefore expected on this SA objective. The site is not located within close proximity of a cycle path.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting	0	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	Justification
existing employment sites and ensuring there is adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The Church of St James, a Grade II* Listed Building is located approximately 455m to the south of the site. This heritage asset is screened from the site by a large area of open space as well as hedgerows and pockets of woodland. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development (particularly housing expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

N63: Land at Commonsides, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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 Commonsides 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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	The site lies between the A5 and the M6 Toll Motorway, where potential residential development is likely to be impacted by noise and air pollution from high volumes of traffic. The site does not lie within the Source Protection Zone and it is not within or directly linked to an AQMA, despite its close proximity on the A5. In addition, the site consists of Grade 3 agricultural land. Therefore, uncertainty is attached to the significant negative effect expected in relation to this SA objective as it is unclear if this land is Grade 3a or 3b.

SA Objectives	SA Score	Justification
3. Ensure development makes efficient use of previously developed land and buildings.	--	The site consists entirely of greenfield land and is relatively large in size as it is expected to provide in excess of 63 new homes. So therefore, a significant negative effect is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	This residential site is expected to provide 63 new homes therefore a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where	-?	<p>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.</p> <p>This site is expected to provide 63 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.</p>

SA Objectives	SA Score	Justification
they are required.		
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their	--?	The site is not located within 500m of any designated heritage assets. However, it lies within CHECZ 19 - Commonside and Wyrley Common Cannock HEA Historic Environment Character Zone. This area has been identified as being of moderate to high value for heritage assets. The zone's historic environment is highly sensitive to medium to large scale development particularly in terms of the surviving historic field pattern. Therefore, an uncertain significant negative effect is expected in relation to this SA objective. The score is

SA Objectives	SA Score	Justification
respective settings).		uncertain given that adverse impacts to undesignated heritage assets may also result and in some case effects can extend 500m.

N64: Land east of Long Lane, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	-?	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	Justification
place.		
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 100 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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. Therefore, a significant positive effect is likely in relation to the SA objective.
14. Provide easy access to community services and facilities to meet people's	+?	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	Justification
needs and avoid isolation.		
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site lies within 500m of the Grade II* Listed Building Church of St James. The site is also located within the historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets, which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, are all of local/regional importance.</p> <p>Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

N65: Land west of Long Lane, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 900m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m of a number of local biodiversity and geodiversity designations including Washbrook Lane and Stoke's Lane BAS' and Newlands Brook Woodland and Fields SBIs. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential of adverse effects but uncertainty exists as appropriate mitigation measures may avoid adverse effects.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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

SA Objectives	SA Score	Justification
		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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 500 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and	+?	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.

SA Objectives	SA Score	Justification
ensure that educational facilities are provided where they are required.		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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the	-?	The site lies just under 500m from the Grade II* Listed Building Church of St James. The site is also located within the historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the

SA Objectives	SA Score	Justification
built and historic environment (including heritage assets and their respective settings).		<p>Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets, which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, are all of local/regional importance.</p> <p>Overall a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

N66: Parcel of Land to north of Norton Hall Lane, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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

SA Objectives	SA Score	Justification
		minor negative effect is likely in relation to this 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 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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-?	This site boundary lies on the Cannock Chase Cycle Network and is within 450m of a range of bus routes and stops located in the centre of Norton Canes. 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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The residential site is expected to provide 20 new dwellings. Therefore, a significant positive effect is expected in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and	++	The site is within 600m of a number of open green spaces and PROWs. This includes Church Road Park and a

SA Objectives	SA Score	Justification
create and ensure access to open spaces and facilities for leisure and recreation.		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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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 within the District. Therefore, a negligible effect is likely in relation to this SA objective.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site lies within CHECZ 16 - South and West of Norton Canes and is approximately 150m from the Church of St James which is a Grade II* Listed Building. As this site is within close proximity of a heritage asset, there is potential for adverse impacts to result in relation to its setting. The area has been identified as being of moderate value in terms of heritage assets. Furthermore the medium to large scale development is noted to be likely to have at least a moderate impact upon the historic environment. There is potential for developments to offset any adverse impacts and enhance heritage assets, through mitigation measures etc. Therefore, an uncertain minor negative effect is expected in relation to this SA objective. Impacts on the historic environment will be dependent in part on the design of any development which comes forward.

N67: 272 Hednesford Road, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 550m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is between 250m and 1km of a number of local biodiversity and geodiversity sites including Long Lane BAS and Norton Pools and Burntwood Road SBIs. 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.
2. Minimise pollution and protect and enhance air, water, and soils.	--	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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7. Make sustainable use of resources and minimise	0	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

SA Objectives	SA Score	Justification
waste generation.		opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.
8. Encourage and facilitate the use of sustainable modes of transport.	++	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 13 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local	0	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

SA Objectives	SA Score	Justification
economy by protecting existing employment sites and ensuring there is adequate provision of new sites.		to this SA objective.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site is not located within 500m and has been covered by work as part of any historic environment assessments. Therefore, an uncertain negligible negative effect is expected in relation to this SA objective as there is potential for impacts on non-designated heritage features. Furthermore effects could extend beyond 500m in some cases.

N68: Land between Lime Lane and Norton Road, Norton Canes

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Extension Canal, a SSSI and SAC, and Wyrley Hayes Wood, 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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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.
4. Adapt to the impacts of, and minimise factors	0	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

SA Objectives	SA Score	Justification
contributing to, climate change.		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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-	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.
9. Ensure all people are able to live in a decent home which meets their needs.	+?	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 minor positive effect is expected in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	<p>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.</p> <p>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.</p>
11. Reduce crime and the fear	0	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

SA Objectives	SA Score	Justification
of crime.		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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 500m of Wyrley And Essington Canal Footbridge at Pelsall Junction Grade II Listed Building to the south west. There is little intervening development between these locations. The does not lie within an area which is covered by the Cannock Chase District HEA (October 2009) or the Cannock and Rugeley Historic Character Assessments. Therefore, an uncertain minor negative effect is expected in relation to this SA objective. The effect is uncertain as there is potential for impacts on non-designated heritage features and considering that effects in some cases may extend beyond 500m.

R9: Aelfgar School, Taylors Lane, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	++	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	<p>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 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.</p>

SA Objectives	SA Score	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	+	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 70m to the east at Elmore Lane. Bus stops to the west at Green Lane are located within 250m of the site. Bus stops on Green Lane provide access to a bus service which runs once every 30 minutes; however the bus services at bus stops on Elmore Lane are less frequent. The site is also located within 950m of Rugeley Trent Valley Train Station which is to the north east. A significant positive effect is therefore expected on this SA objective. The site is not located within close proximity of a cycle path.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north east of the site within 195m and Churchfield Church of England Primary School is located within 475m of the site to the south. As such a significant positive effect is expected on this SA objective. The minor positive effect is uncertain as it will depend on the availability of school places. This site is expected to provide 85 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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

SA Objectives	SA Score	Justification
		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+?/-?	<p>The site is located adjacent to both the Rugeley Church Street Conservation Area and the Rugeley Town Centre Conservation Area. The Rugeley Church Street Conservation Area Appraisal (2006) has identified that Aelfgar School, within the boundaries of the site, has the most prominent visual impact upon the setting of the Conservation Area. This impact is currently negative and any future redevelopment of this site would present a significant opportunity to enhance the area. As such a minor positive effect is expected on this SA objective.</p> <p>The site is located within HUCA 11 – Taylor's Lane as identified in the Rugeley Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has medium historical and aesthetic value. Taylor's Lane, which runs along the edge of the site, has been identified as one of the legible heritage assets within the character area as part of the original street pattern. It has also been identified that there is a potential for below ground archaeological deposits within this area.</p> <p>As such development at this site may have adverse impacts on the settings of either Conservation Area. With consideration also for the medium historical and aesthetic value of the historic character area into which the site falls, a minor negative effect is also expected on this SA objective. Both effects are uncertain dependent upon the design of the development which is unknown at this stage.</p>

R16: Pear Tree Primary School, Hardie Avenue, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Two Biodiversity Alert Sites are the nearest biodiversity designations to the site; Slitting Mill Brook lies approximately 600m to the west and Chetwynd's Coppice lies approximately 880m to the south of the site, however, as they are greater than 250m from the site they are unlikely to be affected. Although this site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms, this SA assessment reflects the baseline situation and so detailed design is not subject to SA. An uncertainty is therefore attached to this effect. As the Cannock Chase SAC lies approximately 2.7km to the north west of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	-?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located mainly on greenfield land and is quite small in size (40 homes are suggested). A minor negative effect is likely as there is little opportunity to re-use any materials that already exist on site.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	--?	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

SA Objectives	SA Score	Justification
strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	++	Rugeley Train Station is located approximately 60m 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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 40 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	St. Joseph's Catholic Primary School is located approximately 145m to the east 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located within close proximity (600m) of a number of open spaces and PRowS. The north east corner lies directly adjacent to an unrestricted green link and approximately 10m from an unrestricted semi natural green space. Approximately 15m to the south of the site lies Ashleigh Road housing amenity space that is also classified as unrestricted. Lea Hall Park, a private sports ground lies approximately 50m to the north of the site and this has limited access. Both Ashleigh Road housing amenity space and Lea Hall Park form part of the Green Space

SA Objectives	SA Score	Justification
		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 and therefore development of this land may result in loss this feature. Although this site is classified as restricted and is therefore likely to have limited recreational value, it falls within the Green Space Network (2012) and so is likely to have some amenity value. Despite this site already having planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms (including the consideration of whether institutional area of open space is to be lost to development, retained or enhanced), this SA assessment reflects the baseline situation and so detailed design is not subject to SA. Overall an uncertain mixed effect (significant positive and minor negative) is likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located within Rugeley and so 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	The site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	Four Grade II Listed Buildings lie within 500m of the site including 16, 18 and 20 Horse Fair, and additionally the Talbot/Lichfield St Conservation Area lies approximately 230m to the north of the site. However, there are large areas of residential property between these designated assets and the site. The site however, does not lie within any historic character area and so a negligible effect is likely on this SA objective. An uncertainty is also attached as the effect is dependent upon the exact design of any proposal which comes forward the future.

R18: Land at The Mossley, off Armitage Road, Rugeley

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	<p>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.</p>

SA Objectives	SA Score	Justification
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for	++/-?	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

SA Objectives	SA Score	Justification
leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is adjacent to the Trent and Mersey Canal Conservation Area, which is to the south. This area includes two Grade II Listed Buildings (Bridge Number 64 and the Viaduct over the Trent and Mersey Canal) which are in close proximity to the site. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of Conservation Area but along the Canal frontage has a visual impact on its setting. The close proximity of the site to the identified heritage features means there is potential for a significant adverse effects on the setting of these heritage assets most notably if an increase in the scale or massing of the development currently onsite was permitted. This negative effect is uncertain dependent upon the design of the development which is unknown at this stage.</p> <p>The site does not fall with an area which has been assessed as part of the Cannock Chase District HEA (October 2009) or the Staffordshire Extensive Urban Survey.</p>

R18(a): Parcel of land at The Mossley off Armitage Road

SA Objectives	SA Score	Justification
1) Protect and enhance	-?	The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or

SA Objectives	SA Score	Justification
biodiversity, fauna and flora and geodiversity.		<p>geodiversity sites.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	<p>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.</p>
7) Make sustainable use of	+?	<p>The site is located on brownfield land and as such the development of this site is seen as a more efficient use of</p>

SA Objectives	SA Score	Justification
resources and minimise waste generation.		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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	+?	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 460m of the site to the north west. St. Joseph's Catholic Primary School is located within 465m of the site to the south west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places. This site is expected to provide 40 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for	++/-?	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

SA Objectives	SA Score	Justification
leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is adjacent to the Trent and Mersey Canal Conservation Area, which is to the south. This area includes two Grade II Listed Buildings (Bridge Number 64 and the Viaduct over the Trent and Mersey Canal) which are in close proximity to the site. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of Conservation Area but along the Canal frontage has a visual impact on its setting. The close proximity of the site to the identified heritage features means there is potential for a significant adverse effects on the setting of these heritage assets most notably if an increase in the scale or massing of the development currently onsite was permitted. This negative effect is uncertain dependent upon the design of the development which is unknown at this stage.</p> <p>The site does not fall with an area which has been assessed as part of the Cannock Chase District HEA (October 2009) or the Staffordshire Extensive Urban Survey.</p>

R20: Land at end of Wharf Road, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance	-?	Development sites that are within close proximity of an international, national or local designated conservation

SA Objectives	SA Score	Justification
biodiversity, fauna and flora and geodiversity.		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 745m to the west and Chetwynd's Coppice lies approximately 825m to the south of the site. 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. The Cannock Chase SAC lies approximately 2.9km 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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 the site does not lie directly adjacent to the road. The site lies on greenfield land which is classified by the ALC as 'urban' so a minor negative effect is likely on soils. A negligible effect is likely on water quality the site does not lie within a Source Protection Zone. Overall, a minor negative effect is likely on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located entirely on brownfield land and is quite 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. Therefore, a minor negative effect is likely in relation to this 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 lies approximately 630m 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 in relation to landscape character. 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.
7) Make sustainable use of	+?	The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient

SA Objectives	SA Score	Justification
resources and minimise waste generation.		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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	Rugeley Train Station is located approximately 45m north of the site. There are also fourteen 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. There are three cycle paths within 350m of the site. A significant positive effect is therefore likely on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 32 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	St. Joseph's Catholic Primary School lies adjacent to the site's south east boundary, Redbrook Hayes Community Primary School is located approximately 590m to the south east of the site and Chase View Community Primary School is located approximately 585m to the south west of the site. As such, 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Sandy Lane Surgery is located approximately 135m north west of the site. There are no hospitals within 600m of the site so a minor positive effect is likely on this SA objective
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located within close proximity (600m) of a number of open spaces and PRoWs. The west and south site boundaries lie directly adjacent to Brereton and Ravenhill Way, an unrestricted green link and approximately 10m from the north west corner of the site and 10m to the south of the southern boundary lies restricted institutional areas of open space. Ashleigh Road housing amenity space which is classified as unrestricted is located approximately 115m to the west of the site. Lea Hall Park, a private sports ground lies approximately 70m to the north of the site. Beyond this, a PRoW and an unrestricted public sports that both can be accessed from Burnthill Lane lie approximately 335m to the north of the site. The Green Space Network (2012) lies on the areas of institutional space mentioned above as well as the Ashleigh Road housing amenity space and Lea Hall Park. However, the site lies within an unrestricted semi area of open space. Development of this land may therefore result in loss this feature, however it is uncertain at this stage. Although this site has planning consent

SA Objectives	SA Score	Justification
		and mitigation measures have been incorporated to ensure it is acceptable in planning terms (including the consideration of whether the unrestricted semi natural open space within the site is to be lost to development, retained or enhanced), this SA assessment reflects the baseline situation and so detailed design is not subject to SA. Overall an uncertain mixed effect (significant positive and minor negative) is likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located within Rugeley and so 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is not currently in employment use so a negligible effect is likely on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	Four Grade II Listed Buildings lie within 500m of the site including 16, 18 and 20 Horse Fair, and additionally the Talbot/Lichfield Street Conservation Area lies approximately 220m to the north of the site. However, there are large areas of residential property between these designated assets and the site. The site does not lie within any historic character area and so a negligible effect is likely 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.

R22: Former Exterior Profiles Ltd. Gregory Works, Armitage Road, Brereton

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and	+	The site is made up entirely of land which is classified as urban. The site is also not located within a Source

SA Objectives	SA Score	Justification
protect and enhance air, water, and soils.		Protection Zone and is not situated adjacent to the strategic road network. A negligible effect is expected in relation to air quality for the site given that it does not lie within link directly to an AQMA. As this is a brownfield site, it is expected to have a minor positive effect as it is likely to help preserve high value soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	The site does not lie within 1km of the Cannock Chase AONBand 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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	The site is within 350m of a number of bus stops (including those at Oaktree Road and Lodge Road) which offer and 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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 23 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational	+?	The site is within walking distance (600m) of Hob Hill C of E Primary School. There are also a number of

SA Objectives	SA Score	Justification
aspirations and attainment within the District and ensure that educational facilities are provided where they are required.		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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	+	This site is within approximately 350m of Brereton GP Surgery. Therefore, a minor positive effect is expected in relation to this SA objective.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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 sites 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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	Justification
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	The site lies adjacent to the Trent and Mersey Canal Conservation Area, where development may lead to adverse impacts on this heritage asset's significance and that of its setting. In addition, the site lies approximately 400m from Grade II listed Bridge 64 off Armitage Road and the Church of St Michael. The site does not lie within an area which has been assessed as part of any historic environment assessments undertaken within the District. Considering the close proximity of the Conservation Area to the north of the site an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that new development may present opportunities for mitigation measures and potentially for the enhancement of the setting of this heritage asset. This will be dependent in part upon the design of any new development, which is unknown at this stage.

R23: Main Road, Brereton (between Cedar Tree Hotel and Library)

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+	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.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and	--?	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

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		objective. The effect of new development on the landscape will depend in part upon its design.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 27 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	+	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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	Justification
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	This site is located entirely within the Brereton Conservation Area and in close proximity to a number of Listed Buildings within the Conservation Area. This includes the Grade II Listed Building Cedar Lodge, , the Church of Michael's and Brereton Hall. In addition, the site is approximately 500m from the Trent and Mersey Canal and Conservation Area which is further to the north. The site not located within an area which has been assessed as part of any of the historic environment assessments undertaken in the District. Development at this location could have an adverse impact on the significance of these historic assets and their settings. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is dependent in part upon the design of any new development which comes forward which is unknown at this stage.

R25: Nursery Fields, St Michaels Road, Brereton

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/-	<p>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.</p> <p>Overall, a mixed effect (minor positive/minor negative) is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>The site is contains a large portion of brownfield land (part of the site previously accommodated a school building) and 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	<p>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.</p>

SA Objectives	SA Score	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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

SA Objectives	SA Score	Justification
		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site falls partially within the Main Road, Brereton Conservation Area. The Main Road, Brereton Conservation Area Conservation Area Appraisal (2009) has identified the area of the site which is located within the Conservation Area as having a neutral impact on the character of the area. The remainder of the site will play a significant role in terms of the setting of this area. To the north of the site within 60m St Michael's Church has been designated as a Grade II Listed Building and therefore the site will play a significant role in providing setting for this heritage asset. The site 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 Survey¹²⁶.</p> <p>As such, considering the close proximity of the identified heritage assets to the site a significant negative effect is expected on this SA objective. The provision of unsympathetic residential development at this location</p>

¹²⁶ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
		(particularly that which is would not be appropriate in terms of massing or scale) is likely to have adverse impacts on the local built environment. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

R28: Land at Springs Farm, Brereton

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. 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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located on greenfield land and is relatively large in size (in between 300 and 520 new 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	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	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is between 300 and 520 dwellings and so a significant positive effect is likely as residential sites of 10 or more homes will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 between 300 and 520 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?	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. This housing site is likely to provide more than 100 homes (300-500 homes are planned) and so an

SA Objectives	SA Score	Justification
		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 245m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Priory Road and Seabrooke Road meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems. As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R29: Land to the north of Armitage Lane, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of	+	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

SA Objectives	SA Score	Justification
transport.		<p>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.</p> <p>A cycle path is located adjacent to the site to the south at Armitage Lane.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>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.</p> <p>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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local	0	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

SA Objectives	SA Score	Justification
economy by protecting existing employment sites and ensuring there is adequate provision of new sites.		objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 245m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Priory Road and Seabrooke Road meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R30: Lakeside smallholding, Hagley Drive, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p>

SA Objectives	SA Score	Justification
		<p>A section of the Cannock Chase SAC lies approximately 2.2km 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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>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 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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land and is relatively small in size (1 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>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 300m 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.</p>
7) Make sustainable use of resources and minimise	0	<p>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</p>

SA Objectives	SA Score	Justification
waste generation.		opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	++	<p>The site is within 675m of Rugeley Town Train Station which is located to the south east. The closest bus stop to the site is located to the north within 225m at Green Lane. The bus service accessible at this bus stop operates once every 30 minutes. A further bus stop is located at Hagley Road within 270m to the north west of the site however the bus services accessible at this location operate less frequently than once every 30 minutes. As such a significant positive effect is expected on this SA objective.</p> <p>An existing cycle path passes along the southern boundary of the site.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 1. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	<p>Fair Oak Academy and Hagley Park Academy are located adjacent to the site to the south east and south west respectively. In addition Churchfield Church of England Primary School is located within 490m of the site to the east and therefore a significant positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.</p> <p>This site is expected to provide 1 new home 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.</p>
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	The site is located within close proximity (600m) of two health facilities; Aelfgar Surgery is approximately 490m to the north east of the site on Church Street and Sandy Lane Surgery is located within 590m to the south east. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of an area of open space and a number of PRowS. A public sports ground is located adjacent to the site to the south. Caves Green semi-natural greenspace is located adjacent to the site to the east and a greenlink is located adjacent to the site to the west. A PRow is located within this greenlink. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located on the western edge 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is located on the western edge of Rugeley but not within its 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site contains two designated heritage assets. The Ornamental Bridge over the Rising Brook and the grotto at the former Hagley Hall have both been designated a Grade II Listed. Sheepfair/Bow Street Conservation Area is also located within 160m of the site to the east. As such development at this location has the potential to impact upon the significance of these heritage assets as well as that of their settings.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 4 - Hagley Park, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development has been assessed as likely to have at least a moderate impact upon surviving landscape park features in this area. The site also lies within HUCA 8 – Hagley and Elmore Park as identified in the Rugeley Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a high aesthetic and historical value. Much of this value comes from the surviving historic designated and undesignated buildings and structures relating to the former Hagley Hall estate and landscape park.</p> <p>As such given the surviving high value of the historic environment in particular, development at this location is expected to have a significant negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R32: Land East of The Meadows, Armitage Lane, Brereton

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's	+?	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	Justification
needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 200m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Armitage Lane meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems. As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R33: Land adjacent to The Birches, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p>

SA Objectives	SA Score	Justification
		<p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on greenfield land and is relatively 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>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.</p>

SA Objectives	SA Score	Justification
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located within close proximity (600m) of an area of open space and a number of PRowWs. 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 PRowW is adjacent to the site to west of the site. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score	Justification
		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 335m of the Boundary Stone on the North Bank of Rising Brook which is Grade II Listed to the south west. An area of open space as well as trees and hedgerows screen this heritage asset from the site meaning development is likely to have a reduced impact on its significance and that of its setting.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 5 - Stilecop Field and environs which was scored as being of low/moderate value in terms of heritage assets. The zone has not been highlighted as being particularly sensitive to change and as such is expected to accommodate medium to large scale development in terms of the impact upon the historic landscape character.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. Given the relatively small size of heritage asset in close proximity to the site and considering the potential for screening the negative effect is not expected to be significant. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R37: Land North of Stile Cop, Rugeley

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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 design of the development which might proceed at this location is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	0	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	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	+	<p>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.</p> <p>The site is not located within close proximity of an existing cycle path.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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.
14) Provide easy access to community services and facilities to meet people's	++	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	Justification
needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 5 - Stilecop Field and environs which was scored as being of low/moderate value in terms of heritage assets. The zone has not been highlighted as being particularly sensitive to change and as such is expected to accommodate medium to large scale development in terms of the impact upon the historic landscape character. As such, development at this location is expected to have a minor negative effect on this SA objective. Given the relatively large size of the site and considering the smaller size of heritage assets within this area the negative effect is not expected to be significant. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R38: Land at Hagley Park Farm and Jones Lane, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p>

SA Objectives	SA Score	Justification
		<p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on greenfield land and is relatively large in size (190 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>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.</p>
7) Make sustainable use of	0	<p>The site is located on greenfield land and as such the development of this site is seen as a less efficient use of</p>

SA Objectives	SA Score	Justification
resources and minimise waste generation.		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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 190 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	+++/-?	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.

SA Objectives	SA Score	Justification
		<p>This housing site is likely to provide more than 100 homes (190 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.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	<p>The site is located in close proximity (500m) of a number of designated heritage assets. The Grade II Listed Boundary Stone on the north bank of Rising Brook is located to the south of the site within 100m. Stone House (Grade II Listed) is located to the north west of the site within 180m. Stone House is screened from the site by an area of exiting residential development at Slitting Mill Road while a small number of trees screen the identified boundary stone from the site. As such there is potential for development at this location to adversely impact upon the significant of the identified heritage assets and that of their individual settings.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 3 - Slitting Mill which was scored as being of high value in terms of heritage assets. The zone is highly sensitive to medium/large scale development. The assessment has concluded that medium to large-scale development would have a detrimental impact upon the legibility and stability of the historic environment of the zone.</p>

SA Objectives	SA Score	Justification
		As such, development at this location is expected to have a significant negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R39: Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>A section of the Cannock Chase SAC lies approximately 1.4km 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. 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-?	<p>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 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. The site lies within Source Protection Zone 3 and as such there is potential for detrimental impacts on local water quality.</p> <p>Overall a minor negative effect is likely on this SA objective</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land and is relatively small in size (1 home is 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The site is located on greenfield land but is mostly located outside of flood zone 3 and flood zone 2 (it is noted that a portion of the eastern edge of the site falls partially within flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	--?	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

SA Objectives	SA Score	Justification
strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop. An existing cycle path is accessible by the south eastern corner of the site. As such an uncertain minor negative effect is expected on this SA objective dependent upon whether residents would make use of more active modes of transport.
9) Ensure all people are able to live in a decent home which meets their needs.	+	The number of suggested homes that could be accommodated at this site is 1. As such considering that this site would provide one new home to help to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 homes or more are expected to make affordable housing provision) a minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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 1 home 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open	++	The site is located within close proximity (600m) of an area of open space and a number of PRoWs. An area of semi-natural greenspace is located adjacent to the west of the site at Cannock Chase AONB. A PRoW which connects Rising brook to Slitting Mills runs along the eastern edge of the site. A further PRoW is accessible within

SA Objectives	SA Score	Justification
spaces and facilities for leisure and recreation.		230m of the site to the south west by Slitting Mill Road. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>Five Grade II Listed Boundary Stones which mark the boundary between Horton Civil Parish and Rugeley are located within close proximity (500m) of the site. Boundary Stone at Grid Reference SK 027166 is located at the north eastern corner of the site and therefore is potential most vulnerable to new development in terms of its significance and that of its setting. Given the relatively small size of the identified heritage assets and the potential for their appropriate incorporation into new development, a minor negative effect is identified for this SA objective. The site 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 Survey¹²⁷.</p> <p>The minor negative effect identified is uncertain dependent upon the design of the development which is unknown at this stage.</p>

R43(a): Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Breerton

SA Objectives	SA Score	Justification
1) Protect and enhance	-?	Development sites that are within close proximity of an international, national or local designated conservation

¹²⁷ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
biodiversity, fauna and flora and geodiversity.		<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	++	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and	--?	<p>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</p>

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		adverse impacts on it 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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.

SA Objectives	SA Score	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	Brereton Conservation Area is located approximately 385m to the south east of the site. Significant areas of existing residential and industrial development screen the Conservation Area from the site. The site is located within the historic environment character zone Rugeley HECZ 7 - Industrial estates, Brereton as identified in the Cannock Chase District HEA (October 2009). Re-development of this zone is unlikely to have a significant impact upon the historic environment although it should aim to preserve the line of the colliery 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 low value in terms of heritage assets. As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

R43(b): Former Milk Depot, Redbrook Lane Industrial Estate, Brereton

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora	-?	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

SA Objectives	SA Score	Justification
and geodiversity.		<p>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 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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	--?	<p>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 terms of landscape character a significant negative effect has been identified on this SA</p>

SA Objectives	SA Score	Justification
strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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. The site is not located within close proximity of a cycle path.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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. 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create	++	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

SA Objectives	SA Score	Justification
and ensure access to open spaces and facilities for leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	Brereton Conservation Area is located approximately 365m to the south east of the site. Significant areas of existing residential development screen the Conservation Area from the site. The site is located within the historic environment character zone Rugeley HECZ 7 - Industrial estates, Brereton as identified in the Cannock Chase District HEA (October 2009). Re-development of this zone is unlikely to have a significant impact upon the historic environment although it should aim to preserve the line of the colliery 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 low value in terms of heritage assets. As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

R43(c, d, e, f, g): Sites at Redbrook Lane Industrial Estate, Brereton

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	<p>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 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.</p>

SA Objectives	SA Score	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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

SA Objectives	SA Score	Justification
		Cherry Tree Road. As such a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>Brereton Conservation Area is located approximately 335m to the south east of the site. Significant areas of existing residential development screen the Conservation Area from the site. The site is located within the historic environment character zone Rugeley HECZ 7 – Industrial estates, Brereton as identified in the Cannock Chase District HEA (October 2009). Re-development of this zone is unlikely to have a significant impact upon the historic environment although it should aim to preserve the line of the colliery 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 low value in terms of heritage assets.</p> <p>As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

R43(h): Land at Redbrook Lane, Brereton

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>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.</p> <p>Overall, a minor positive effect is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>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 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.</p>

SA Objectives	SA Score	Justification
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>Brereton Conservation Area is located approximately 460m to the east of the site. Significant areas of existing residential and industrial development screen the Conservation Area from the site. The site is located within the historic environment character zone Rugeley HECZ 7 – Industrial estates, Brereton as identified in the Cannock Chase District HEA (October 2009). Re-development of this zone is unlikely to have a significant impact upon the historic environment although it should aim to preserve the line of the colliery 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 low value in terms of heritage assets.</p> <p>As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

R74: Land between Stonehouse Road and Stafford Brook Road, Etching Hill, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 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

SA Objectives	SA Score	Justification
		<p>940m to the south west of the site.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>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. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and	--?	<p>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</p>

SA Objectives	SA Score	Justification
quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open	++	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.

SA Objectives	SA Score	Justification
spaces and facilities for leisure and recreation.		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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 2 - Shooting Butts Road & Lady Hill Coppice which was scored as being of moderate value in terms of heritage assets. The moderate score suggests development could have an impact on the historic environment. Within the zone the historic field pattern is well preserved. Consequently medium to large scale development is likely to have a significant impact upon the legibility of the historic landscape character in particular</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R106: Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora	-?	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

SA Objectives	SA Score	Justification
and geodiversity.		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.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	--?	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	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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

SA Objectives	SA Score	Justification
		effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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 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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 2 - Shooting Butts Road & Lady Hill Coppice which was scored as being of moderate value in terms of heritage assets. The moderate score suggests development could have an impact on the historic environment. Within the zone the historic field pattern is well preserved. Consequently medium to large scale development is likely to have a significant impact upon the legibility of the historic landscape character in particular. As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R112: Land between the Rising Brook and Hednesford Road, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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. Slitting Mill Brook, a Biodiversity Alert Site, is located approximately 200m north east 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.

SA Objectives	SA Score	Justification
		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.
2) Minimise pollution and protect and enhance air, water, and soils.	--?	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 negative effect is likely on this SA objective. This effect relates to the potential loss of high quality agricultural land in particular.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located on greenfield land and is relatively large in size (68 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the	++	The site is located approximately 1km south west of Rugeley Town Train Station. In addition, there are a number

SA Objectives	SA Score	Justification
use of sustainable modes of transport.		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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The number of suggested homes that could be accommodated at this site is 68 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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.
14) Provide easy access to community services and	++	The site is located on the south western edge of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be provided will a good level of access to a number of community services

SA Objectives	SA Score	Justification
facilities to meet people's needs and avoid isolation.		and facilities.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 5 - Stilecop Field and environs which was scored as being of low/moderate value in terms of heritage assets. The zone has not been highlighted as being particularly sensitive to change and as such is expected to accommodate medium to large scale development in terms of the impact upon the historic landscape character. In addition, the site is within approximately 250m of Grade II listed Boundary Stone on the North Bank of Rising Brook. There is a likelihood that development at this site might have adverse impacts on the nearby heritage assets particularly as hampering views from the listed assets. As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage and the potential for adverse impacts on non-designated heritage assets.

R126: Old Engine Cottage, Colliery Road, Brereton, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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. Chetwynd's Coppice is located within 10m of the site to the east and has been identified as a Biodiversity Alert Site. Brereton Hayes Site of Biological Interest is located to the south of the site within 110m. 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

SA Objectives	SA Score	Justification
		<p>appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>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 within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>The site is located within SH16 (Sandstone Hills and Heath) as identified in the Landscape Character Assessment for Cannock Chase District. SH16 has been identified as having a high 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.</p>
7) Make sustainable use of	0	<p>The site is located on greenfield land and as such the development of this site is seen as a less efficient use of</p>

SA Objectives	SA Score	Justification
resources and minimise waste generation.		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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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 Birch Lane to the north within 345m. 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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of a number of areas of open space and a number of PROws. Chetwynd Coppice semi-natural open space is located to the west of the site within 10m. The site is also located within 115m of Cannock Chase AONB semi-natural open space which is to the south. A greenlink is located within 15m to the east of the site. St Michael's Churchyard is located within 515m of the site to the north east and this area has been identified in the Green Space network (2012). PROws are located along the eastern boundary of the site as well as at the western boundary of the site by Colliery Road. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any identified heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R129: Land at Treetops/Brook View, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>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 identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p>
2) Minimise pollution and	-	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

SA Objectives	SA Score	Justification
protect and enhance air, water, and soils.		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 greenfield land which is classified as Grade 4 Agricultural Land. The site lies within Source Protection Zone 3 and therefore development at this location has the potential to adversely impact upon local water quality. Overall a minor negative effect is likely on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land and is relatively small in size (2 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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 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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop. An existing cycle path is however located adjacent to the site to the west and this route may encourage residents to make use of more sustainable modes of transport. As such an uncertain minor negative effect is expected on this SA objective.
9) Ensure all people are able to live in a decent home which	+	The number of suggested homes that could be accommodated at this site is 2. As such considering that this site would provide a number of new homes to meet local need but is unlikely to result in the provision of affordable housing (as only residential sites of 10 or more homes are expected to make affordable housing provision) a

SA Objectives	SA Score	Justification
meets their needs.		minor positive effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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 2 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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity (600m) of one area of open space and a number of PRowS. The site is located adjacent to semi-natural open space within the Cannock Chase AONB to the west. Access to the closest PRow to the site is provided within 140m to the north east at Slitting Mill Road. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is located within close proximity of a number of designated heritage assets. Four Grade II Listed Boundary Stones which mark the boundary between Horton Civil Parish and Rugeley are located to the north east of the site between 300m and 425m. The boundary stones are screened from the site by existing residential development as well as tree cover meaning development at this location is unlikely to impact upon their significance. The site 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 Survey¹²⁸.</p> <p>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.</p>

R139: Heron Court, Heron Street, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2) Minimise pollution and protect and enhance air, water, and soils.	+	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.
3) Ensure development makes efficient use of previously developed land and buildings.	+	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.

¹²⁸ Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

SA Objectives	SA Score	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.

SA Objectives	SA Score	Justification
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their	+?/--?	The site is located within the Talbot Street/Lichfield Street/Rugeley Conservation Area at Heron Court. This area has specifically been identified as detracting from setting the buildings within the townscape due to the presence of an extensive surfaced car parking area towards the front of the building. The building at Heron Court has been identified as a significant building within the Conservation Area however, and the provision of residential development which might result in an increase in mass and/or scale locally may have adverse impacts on the local

SA Objectives	SA Score	Justification
respective settings).		<p>built environment. The site is also opposite the Grade II Listed Building Roman Catholic Church of St Joseph and St Etherdreda which is to the south west, as such playing an important role in its setting.</p> <p>HUCA 12 - Lichfield Street and Talbot Street as identified in the Rugeley Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009), encloses the site. This area has been identified as having high historical and aesthetic value. The built environment, although subject to piecemeal development, displays a regular street pattern which is largely the result of deliberate planning. As such there is potential for adverse effects to occur on the identified Conservation Area as well as the surrounding built environment which has been identified as being of high value through any residential development which may occur. A significant negative effect is therefore recorded for this SA objective. This negative effect is likely to be combined with a minor positive effect given the potential for association of the existing building at Heron Court with the surrounding townscape to be improved as identified in the Conservation Area Appraisal. The both effects are uncertain dependent upon the design of any proposal which may come forward and considering that there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in exceptional cases.</p>

R156: Land adjacent to Birchbrae, Chaseley Road, Rugeley

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	The site consists of entirely greenfield land. In addition, this is a relatively large site with the expectation to provide 90 new homes. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score	Justification
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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 given that the precise effect on the landscape will depend in part on the design of new development.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 90 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	The site lies in 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. This site is expected to provide 90 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.
11. Reduce crime and the fear	0	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

SA Objectives	SA Score	Justification
of crime.		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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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 sites 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 2 - Shooting Butts Road & Lady Hill Coppice which was scored as being of moderate value in terms of heritage assets. The moderate score suggests development could have an impact on the historic environment. Within the zone the historic field pattern is well preserved. Consequently medium to large scale development is likely to have a significant impact upon the legibility of the historic landscape character in particular.

SA Objectives	SA Score	Justification
		As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R157: Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	The site lies almost entirely within Flood Zone1, 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.
6. Protect, enhance and manage the character and quality of the landscape and	--?	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

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		part on the design of new development.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 49 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.

SA Objectives	SA Score	Justification
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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 sites 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 2 - Shooting Butts Road & Lady Hill Coppice which was scored as being of moderate value in terms of heritage assets. The moderate score suggests development could have an impact on the historic environment. Within the zone the historic field pattern is well preserved. Consequently medium to large scale development is likely to have a significant impact upon the legibility of the historic landscape character in particular.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R158: Land at Stonehouse Road, Etchinghill, Rugeley

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 uncertain minor negative effect is likely in relation to

SA Objectives	SA Score	Justification
		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.
2. Minimise pollution and protect and enhance air, water, and soils.	-?	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, 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.
3. Ensure development makes efficient use of previously developed land and buildings.	-	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 enforced. Therefore, a minor negative effect is likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-	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.
9. Ensure all people are able to live in a decent home which	++	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	Justification
meets their needs.		
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>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.</p> <p>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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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 sites 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and	0	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	Justification
improve their vitality and viability.		
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 2 - Shooting Butts Road & Lady Hill Coppice which was scored as being of moderate value in terms of heritage assets. The moderate score suggests development could have an impact on the historic environment. Within the zone the historic field pattern is well preserved. Consequently medium to large scale development is likely to have a significant impact upon the legibility of the historic landscape character in particular.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R159: Land at Greenfields Farm, Rugeley

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 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.
2. Minimise pollution and protect and enhance air, water, and soils.	-?	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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	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 54 new homes. Therefore, a significant negative effect is likely in relation to this SA objective.
4. Adapt to the impacts of, and	0	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

SA Objectives	SA Score	Justification
minimise factors contributing to, climate change.		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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	++	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++	The site is expected to provide 54 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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 54 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.
11. Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		negligible.
12. Improve public health and ensure health facilities are accessible for those in need.	-	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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 sites 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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is not located within 500m of any designated heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 5 - Stilecop Field and environs which was scored as being of low/moderate value in terms of heritage assets. The zone has not been highlighted as being particularly sensitive to change and as such is expected to accommodate medium to large scale development in terms of the impact upon the historic landscape character.</p> <p>As such, development at this location is expected to have a negligible effect on this SA objective. The effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

Appendix 6

SA Matrices for the Employment Site Options

CE4(a): Kingswood Lakeside, Blakeney Way, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 in excess of 1km from an internationally or nationally designated biodiversity or geodiversity sites, but is approximately 250m from Kingswood, Pool and Marsh, a locally designated Site of Biological Importance. As such, an uncertain minor negative effect is likely in relation to this SA objective as developments could include mitigation measures to minimise adverse impacts.
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site is located within Kingswood Lakeside Employment Park which is located along Washbrook lane which leads directly onto the A5 and the M6 Toll. Sections of the A5 are designated AQMAs and there is potential for traffic associated with development to exacerbate existing air quality issues within the AQMQ. This site is located entirely on greenfield land adjacent to existing employment sites and is classified as Grade 4 agricultural land. The site is not, however, located within a Source Protection Zone and is not directly adjacent to the strategic road network. As such an overall significant negative effect is expected in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been previously developed and is relatively small in size (approximately 1.9 ha). As such the development of this site would present reduced 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates on site renewable energy generation or 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 in relation to this SA objective.
5) Reduce the risk of flooding.	-	This site lies entirely with flood zone 1. As this is a greenfield site it is expected that development could lead to a greater amount of impermeable surfaces in the district and as a result there is potential for an increased risk of flooding. As such, a minor negative effect is likely in relation to this SA objective.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of	-?	The site is located within CF23 which is classified as Coalfield Farmlands in the Landscape Character Assessment for Cannock Chase District. The LTA defines the area as of low quality and moderate sensitivity. In addition, the site is not located within 1km of the Cannock Chase AONB. As such an uncertain minor negative effect is expected in relation to this SA objective as the effects are likely to depend in part on the specific design of development, which is unknown at this stage.

SA Objectives	SA Score	Justification
place.		
7) Make sustainable use of resources and minimise waste generation.	0	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. It is expected that it would present a reduced number of opportunities to limit waste production in the District. Therefore, a negligible effect is likely in relation to this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is located in excess of 1km from the nearest railway station and more than 350m from a bus stop. The Cannock Chase Cycle Network runs along the northern boundary of the site, which may encourage employees to cycle to and from work. An uncertain minor negative effect is expected in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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 in relation to this SA objective will be negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located in excess of 600m of the nearest area of open green space. There are however, PROWs along the northern and southern boundary of the site. There is potential that the close proximity of these PROWs will encourage staff of the employment site to use them for outdoor leisure and recreation during work breaks. Therefore, a significant positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore

SA Objectives	SA Score	Justification
facilities to meet people's needs and avoid isolation.		expected on this 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.	+	This is a relatively small site (approximately 1.9 ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities and therefore a minor positive effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity of any designated heritage assets. The site is located within historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets within this zone, which include cropmarks of possible prehistoric/Roman date; medieval moats and a short section of the railway, are all of local/regional importance. St James' Church is also within this area and has been identified as being of national importance due to its Grade II Listed status. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as mitigation measures may be incorporated as part of the design of development proposals to minimise any adverse impact.

CE4(h): Kingswood Lakeside, Blakeney Way, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	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 it not located within 250m from a locally designated

SA Objectives	SA Score	Justification
		site. As such, a negligible effect is likely in relation to this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site is located within Kingswood Lakeside Employment Park which is located along Washbrook lane which leads directly onto the A5 and the M6 Toll. Sections of the A5 are designated AQMAs and there is potential for traffic associated with development to exacerbate existing air quality issues within the AQMA. This site is located entirely on greenfield land adjacent to existing employment sites and is classified as Grade 4 agricultural land. The site is not located within a Source Protection Zone and is not directly adjacent to the strategic road network. As such an overall significant negative effect is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (approximately 6.2 ha). As such the development of the site would present reduced 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 likely in relation to this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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 in relation to this SA objective.
5) Reduce the risk of flooding.	-	This site lies entirely with flood zone 1. However, as this is a greenfield site it is expected that development will lead to a greater amount of impermeable surfaces and therefore lead to a potential increased risk of flooding. As such, a minor negative effect is likely in relation to this 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 site is located within CF23 which is classified as Coalfield Farmlands in the Landscape Character Assessment for Cannock Chase District. The LTA defines this area of low quality and moderate sensitivity. In addition, the site is not located within 1km of the Cannock Chase AONB. As such an uncertain minor negative effect is expected in relation to this SA objective as the effects depend in part on the specific design of development which is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	0	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. It is expected that it would present a reduced number of opportunities to limit waste production in the District. Therefore, a negligible effect is likely in relation to this SA objective.
8) Encourage and facilitate the use of sustainable modes of	-?	The site is located in excess of 1km from the nearest railway station and 350m from the nearest bus stop. The Cannock Chase Cycle Network runs along the northern boundary of the site, which may encourage employees to cycle to and from work. An uncertain minor negative effect is expected in

SA Objectives	SA Score	Justification
transport.		relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located in excess of 600m of the nearest areas of open green space. There are however, PROWs that run along the northern and southern boundaries of the site. There is potential that the close proximity of these PROWs will encourage staff of the employment site to use them for outdoor leisure and recreation during work breaks. Therefore, a significant positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is	+	This is a relatively small site (approximately 6.2 ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score	Justification
adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity of any designated heritage assets. The site is located within historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets within this zone, which include cropmarks of possible prehistoric/Roman date; medieval moats and a short section of the railway, are all of local/regional importance. St James' Church is also within this area and has been identified as being of national importance due to its Grade II Listed status. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as mitigation measures may be incorporated as part of the design of development proposals to minimise any adverse impact.

CE7(d) and CE7 (f): Former Hawkins Works, Watling Street, Bridgtown, Cannock

Note: Site CE7(d) has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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. Stowe Pool and Walk Mill Clay Pit SSSI is to the south of the site within 100m. The Biodiversity Alert Sites Lodge Hill (north-east of) and Hatherton Pines are located to the south east and south west of the site within 125m and 145m respectively. As such, given that one of the biodiversity sites which might be affected by development at this location is a national 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.
2) Minimise pollution and protect and enhance air, water, and soils.	+/--?	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 possible to mitigate effects through the design and layout of sites.

SA Objectives	SA Score	Justification
		This site is located on brownfield land which contains a relatively large warehouse building and hard standings to facilitate car parking; therefore it would have a minor positive effect on conserving soils. 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.
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located on brownfield land which contains a relatively large warehouse building and hard standings to facilitate car parking. It is relatively small in size (1.7ha). 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	The site is located on brownfield land and is outside of flood zone 3 (although a small portion of the site to the west is located within flood zone 2). A negligible effect is therefore expected on this 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.	0?	The site is located within UR28 which has been identified 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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located in close proximity of a number of sustainable transport nodes which may encourage employees to make more regular use of non-car based modes of transport. The closest bus stop to the site is located within 240m to the east on Walkmill Lane. Further bus stops are located to the north of the site within 245m at Delta Way. Bus services at these bus stops are relatively regular; the most frequent of which provides a service 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.
9) Ensure all people are able to live in a decent home which	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site

SA Objectives	SA Score	Justification
meets their needs.		options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 semi-natural open space is located within 105m of the site to the south by Walkmill Lane. To the east within 310m an area of open space has been identified within the Green Space Network (2012) by Earlswood Way. The closest PRow to the site is located to the south west within 315m by Lodge Lane. Overall a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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 employees during break times and after working hours. As such an uncertain minor positive effect is expected on this 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.	+	This is a relatively small site (1.7ha). 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	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). It is within HUCA 16 – South of Watling Street (from the Cannock Historic Character Assessment ¹²⁹), which is rated as having a historical value of medium and an aesthetic value of low. The Historic Character Assessment notes that the continued usage of surviving historic buildings within the HUCA would ensure that their survival and continued contribution to the understanding of the town's industrial heritage for future generations. Historical interest within the zone largely relates to the potential for surviving below ground archaeological deposits relating to former industrial activity and extant historic industrial buildings. There is also the potential for evidence relating to the Roman Road. The site is also located within 445m of Grade II Listed Building Bridgtown War Memorial which is to the north east. The site is however screened from this heritage asset by the A5 road and the existing residential and retail development which is already present in close proximity to the site to the north east. As such potential for adverse impacts on local heritage assets is likely to be reduced and therefore a minor negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future and whether it can contribute to the industrial heritage of the historic character area.

CE17: Kingswood Lakeside Extension 1

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site contains part of Washbrook Lane Biodiversity Alert Site. 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site is located along the M6 Toll motorway which connects to the A5 which is located within 130m 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.

¹²⁹ Part of: Staffordshire County Council (2009) Staffordshire Extensive Urban Survey

SA Objectives	SA Score	Justification
		This site is located on greenfield land which is mostly of Grade 4 agricultural value (although it is recognised that the most south easterly corner of the site is located on land which is 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.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (roughly 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The site is located on greenfield land but is just outside of flood zone 3 and flood zone 2. Therefore, a minor negative effect is still expected in relation to this 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 site is located mostly 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 relatively small part of the site to the north is located within CF23 (Coalfield Farmlands). This area has also been identified as having a moderate level of sensitivity to development. An overall uncertain minor negative effect is expected on this SA objective as the specific design of the development which would proceed at this location is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is not located within 350m of a bus stop or within 1km of a train station. A cycle path passes within the boundaries of the site to the north west however by Kingswood Lakeside Employment Park. As such a minor negative effect is expected on this SA objective. The negative effect is uncertain dependent on whether the cycle route could be used for the purposes of commuting or undertaking day to day journeys.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site

SA Objectives	SA Score	Justification
aspirations and attainment within the District and ensure that educational facilities are provided where they are required.		options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Areas of semi-natural greenspace are located adjacent to the north and to the west of the site. A green link is located within 20m of the site to the east. St James the Great Churchyard is located within 375m of the site also to the east. The closest PRow to the site is located within 130m also to the east where it runs from Washbrook Lane. 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, because an area of semi-natural greenspace and a number of PRows are located within the boundaries of the site. As such the provision of employment development at this location may result in the loss of these identified uses.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	This is a relatively small site (approximately 4ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 250m of the Church of St James which has been designated as a Grade II* Listed Building to the east. The site is separated from this listed property by areas of farmland and pockets of woodland by Washbrook Lane and Kingswood Lakeside Employment Park. Sparse tree cover and hedgerows in place help to screen the rear of the listed property from areas which are to the west of it. As such, the development of this greenfield land has some potential to affect the setting of this identified heritage asset.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church. As such an overall minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

CE18: Kingswood Lakeside Extension 2

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site is located adjacent to the Kingswood pool and marsh Site of Biological Importance to the west.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>The site is not located within or in close proximity to any of the AQMAs in the District. As such development at this location is unlikely to have significant adverse impacts on local air quality. The site is also not located adjacent to a motorway or 'A' road and as such development at this location is unlikely to be affected by noise pollution in terms of local amenity.</p> <p>This site is located on greenfield land most of which is classified as being of Grade 3 agricultural value (although it is recognised that land at the southern corner of the site is classified as being of Grade 4 agricultural value). The</p>

SA Objectives	SA Score	Justification
		<p>site is not located within a Source Protection Zone.</p> <p>As such an overall significant negative effect is expected on this SA objective. The negative effect is uncertain dependent upon whether the greenfield land which might be lost as a result of development at this location is of Grade 3a or 3b agricultural value.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (9.15ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	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	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Areas of semi-natural greenspace are located adjacent to the south and to the west of the site. A green link is located within 45m of the site to the north by Norton Lane. A ProW is accessible at this location as well as at the northern and western boundaries of the site. As such a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	This is a relatively small site (9.15ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.
16) Enhance the town centres in order to protect and	0	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

SA Objectives	SA Score	Justification
improve their vitality and viability.		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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity of any identified heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church.</p> <p>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.</p>

CE19: Site between A5 and M6 Toll

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes	-	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

SA Objectives	SA Score	Justification
efficient use of previously developed land and buildings.		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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	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	Justification
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. An area of semi-natural greenspace is located to the north of the site within 80m. An area of greenspace which has been identified in the Green Space Network (2012) is located within 525m of the site to the north west by Eastern Way. The closest PRow to the site is located adjacent to the site to the north by the M6 Toll motorway. As such a significant positive effect is expected on this SA objective. This significant positive effect is expected to be combined with an uncertain minor negative effect however. The PRow which is adjacent to the site also passes within the site boundary. As such the provision of employment development at this location may result in the loss of this identified uses.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	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 obje
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the	-?	The site is not located within close proximity of any identified heritage assets.

SA Objectives	SA Score	Justification
built and historic environment (including heritage assets and their respective settings).		<p>The Cannock Chase District HEA (October 2009) has identified the site as lying mostly within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets (the north western boundary of the site falls within CHECZ 15 - East of Cannock). Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church.</p> <p>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.</p>

CE20: Watling Street Business Park

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site is located adjacent to the Site of Biological Importance at the rough grassland south of the A5. Wyrley Common Site of Biological Importance is also located to the south of the site within 190m. As such, given that the biodiversity sites which might be affected 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.
2) Minimise pollution and protect and enhance air, water, and soils.	--	The site is located within 95m of the A5 to the north. The site would connect to the local road network either at this 'A' road or at the B4154 which connects directly to the A5. AQMA No.2 has been declared along the A5 (Watling Street) and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is not located directly adjacent an 'A' road or motorway development at this location is unlikely to be adversely impacted upon by noise pollution in terms of local amenity. This site is located on greenfield land which is mostly classified as being non-agricultural land (although it is recognised that some of this land to the north is classified as being of Grade 3 agricultural value). The site is not located within a Source Protection Zone. As such an overall significant negative effect is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (10ha). 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.
4) Adapt to the impacts of, and minimise factors contributing	0	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

SA Objectives	SA Score	Justification
to, climate change.		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.
5) Reduce the risk of flooding.	-	The site is located on greenfield land but is outside of flood zone 3. A minor negative effect is therefore expected on this 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 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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A green link is located within 125m of the site to the west. An area of semi-natural green space is located within 230m of the site to the south west, with similar areas of open space located to the south within 60m and to the east within 315m. The closest PRow to the site is located to the east within 25m where it runs to Watling Street. Overall a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	This is a relatively small site (10ha). 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development. As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

CE63: Former Rumer Hill Industrial Estate, Cannock

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	+/--	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.
3. Ensure development makes efficient use of previously developed land and buildings.	+	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.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of	++	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

SA Objectives	SA Score	Justification
transport.		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.
9. Ensure all people are able to live in a decent home which meets their needs.	0	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.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	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.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	0	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	+	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 residents of nearby housing. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score	Justification
sites.		
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is not located within close proximity of any identified heritage assets.</p> <p>The site is located within 420m of Cannock Mill House and Cannock Mill both of which are Grade II Listed Buildings. Substantial amounts of existing residential development are present, however, between the site and these designated heritage assets. The site is also lies within HUCA 17 – East of Bridgtown as identified in the Cannock Historic Character Assessment (December 2009)¹³⁰. This area has been identified as being of low heritage value in terms of evidential value, historical value, aesthetical value and communal value. It is dominated by a late 20th century character with moderate to low potential for below ground archaeological deposits.</p> <p>As such development at this location is expected to have a negligible effect on this SA objective. This negligible effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

CE67: Land at Lakeside Boulevard, Cannock

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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.
2. Minimise pollution and protect and enhance air, water, and soils.	--	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.
3. Ensure development makes efficient use of previously developed land and	-	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.

¹³⁰ Part of: Staffordshire County Council (2009) Staffordshire Extensive Urban Survey

SA Objectives	SA Score	Justification
buildings.		
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	-?	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.
9. Ensure all people are able to live in a decent home which meets their needs.	0	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.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	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.
11. Reduce crime and the fear	0	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

SA Objectives	SA Score	Justification
of crime.		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.
12. Improve public health and ensure health facilities are accessible for those in need.	0	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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 in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within the Cannock EUS South of Walting Street Historic Urban Character Area. In addition, the site is approximately 350m from the Bridgtown North Street Conservation Area. There is potential that new developments could lead to adverse impacts on the historic environment including views to and from the conservation area. There is also potential for new developments to enhance heritage assets; however this is uncertain at this stage. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

KLS: Kingswood Lakeside Employment Area (includes the sites CE4(a) and CE4(h))

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 (250m) of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site contains part of Orbital Way Site of Biological Importance. At the eastern edge of the site Kingswood, pool and marsh Site of Biological Importance is adjacent to the site.</p> <p>As such, given that the biodiversity sites which might be affected 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/--?	<p>The site is located along the M6 Toll motorway, which connects to the A5 located within 240m to the west. 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.</p> <p>This site contains several large areas of brownfield land which contain a number of sizeable buildings and areas of hard standing. The site is not located within a Source Protection Zone.</p> <p>As such an overall mixed effect (minor positive/significant negative) 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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	++	<p>The site contains several large areas of brownfield land and is quite large in size (approximately 8ha). As such the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A significant positive effect is therefore expected on this SA objective.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	0	<p>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.</p>
6) Protect, enhance and	-?	<p>The site is located mostly within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment</p>

SA Objectives	SA Score	Justification
manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.		for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A significant part of the site to the west is located within UR26 (Mill Green Cannock) which is identified as an urban area which is sufficiently un-developed to merit inclusion in the Landscape Character Assessment for Cannock Chase District. This parcel is however too small to be analysed in terms of landscape character. An overall 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.
7) Make sustainable use of resources and minimise waste generation.	+?	The site is located on several large areas of 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.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is not located within 1km of a railway station nor is it within 350m from a bus stop. There are designated routes of the Cannock Chase Cycle Network adjacent to the site which may encourage staff to commute to and from work via bike. An uncertain minor negative effect is expected in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create	++/-?	The site is located in close proximity of a number of open spaces which might be used by employees during

SA Objectives	SA Score	Justification
and ensure access to open spaces and facilities for leisure and recreation.		breaks and outside of working hours for leisure and recreation. To the northern boundary of the site a greenlink is present. Areas of semi-natural greenspace are located adjacent to the east of the site. The closest land to the site which is identified in the Green Space Network (2012) is located within 385m to the north west. The PRow which crosses the M6 Toll motorway to the south of the site is the closest PRow which lies outside of the site boundary. However, the site also contains areas of semi-natural greenspace and a number of PRowS which might be lost as a result of employment development at this location. A mixed effect (significant positive/uncertain minor negative) is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site (notably its western boundary) is located on the eastern 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 employees during break times and after working hours. As such an uncertain minor positive effect is expected on this 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.	++	This is quite a large site (66.5ha). As such its development for employment use is likely to result in provision of a high number of new job opportunities locally and therefore a significant positive effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0/-?	<p>The site is not located within close proximity of any identified heritage assets.</p> <p>To the west the site is located partially within historic environment character zone CHECZ¹³¹ 15 - East of Cannock as identified in the Cannock Chase District HEA (October 2009), which was scored as being of low value in terms of heritage assets. This area has been identified as not being particularly sensitive to development although development within the area should be planned to retain the historic lanes and the line of the railway within the landscape and account for potential for surviving archaeological features.</p> <p>To the east the site is located partially within historic environment character zone CHECZ 16 - South and West of Norton Canes as identified in the Cannock Chase District HEA (October 2009), which was scored as being of moderate value in terms of heritage assets. Medium to large scale development within this historic environment</p>

¹³¹ Historic environment character zones (HECZ) within Cannock have been identified as CHECZ and those within Rugeley are called RCHECZ

SA Objectives	SA Score	Justification
		<p>character zone is likely to have at least a moderate impact upon the historic environment. Known heritage assets within this zone, which include cropmarks of possible prehistoric/Roman date; medieval moats and a short section of the railway, are all of local/regional importance. St James' Church is also within this area and has been identified as being of national importance due to its Grade II Listed status.</p> <p>As such an overall mixed effect (negligible/uncertain minor negative) is expected on this SA objective given that it lies across two separate historic environment character zones which have different levels of sensitivity to development.</p>

NE2: Land off Norton Hall Lane, Butts Lane, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located adjacent to the M6 Toll motorway to the south. AQMA No.2, which is located within 95m to the south of the site, has been declared along the A5 (Watling Street). The site is adjacent to Norton Hall Lane to the west and this route and the M6 Toll motorway link to the A5 where the AQMA has been declared. As such, it is expected that development at this location may adversely affect local air quality through increased levels of traffic. As the site is adjacent to the M6 Toll motorway, 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.</p> <p>This site is located on greenfield land most of which is classed as Grade 3 agricultural land. The site is, however, not located within a Source Protection Zone.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and	-	<p>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.</p>

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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 reduce number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	-?	The site is not located within 350m of a bus stop or within 1km of a train station. A cycle path passes within the boundaries of the site to the north west however by North Hall Lane. As such a minor negative effect is expected on this SA objective. The negative effect is uncertain dependent on whether the cycle route could be used for the purposes of commuting or undertaking day to day journeys.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear	0	The effects of new employment development on levels of crime and fear of crime will depend on factors such as

SA Objectives	SA Score	Justification
of crime.		the incorporation of green space within development sites which, depending 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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. St James the Great Churchyard is located within 220m of the site to the north. A green link is located adjacent to the churchyard within 255m of the site to the north west. An area of semi-natural green space is located within 540m of the site also to the north west. Land to the north of the site within 455m by Church Road is within the Green Space Network (2012). Overall a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the south eastern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for employees during break times and after working hours. As such an uncertain minor positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their	-?	The site is located within 250m of the Church of St James which has been designated as a Grade II* Listed Building to the north. The site is separated from this listed property by an area of existing residential development by Church Road. As such the development of this greenfield site has limited potential to affect the setting of this identified heritage asset.

SA Objectives	SA Score	Justification
respective settings).		<p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church.</p> <p>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.</p>

NE5: Turf Field, Watling Street/Walsall Road, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. 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.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and	-	<p>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.</p>

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear	0	The effects of new employment development on levels of crime and fear of crime will depend on factors such as

SA Objectives	SA Score	Justification
of crime.		the incorporation of green space within development sites which, depending 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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the southern periphery of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for employees during break times and after working hours. As such an uncertain minor positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their	-?	The site is not located within close proximity (500m) of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development (particularly housing

SA Objectives	SA Score	Justification
respective settings).		<p>expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

NE6: Jubilee Field, Lime Lane/Watling Street, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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 possible to mitigate effects through the design and layout of sites.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>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.</p>
4) Adapt to the impacts of, and	0	<p>The effects of new employment development on this SA objective will depend to some extent on its design, for</p>

SA Objectives	SA Score	Justification
minimise factors contributing to, climate change.		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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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

SA Objectives	SA Score	Justification
		proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.

SA Objectives	SA Score	Justification
		As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage

NE9: Land at Norton Canes between the A5 and M6 Toll

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. Watling Street Site of Biological Interest is located within 15m of the site to the south. A further Site of Biological Interest is located by the rough grassland to the south of the A5 within 55m of the site to the west.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located 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 sites.</p> <p>This site is located on greenfield land which is classed as Grade 4 agricultural land. The site is, however, not located within a Source Protection Zone.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (0.3ha). 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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	Justification
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site

SA Objectives	SA Score	Justification
accessible for those in need.		options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 east. A semi-natural open space is located within 15m of the site to the south at Wyrley Common. The closest PRoW to the site is located to the south within 20m by Watling Street. Overall a significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	This is a relatively small site (0.3ha). 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

NE10: Land south of A5, Norton Canes

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. Watling Street Site of Biological Importance is located partially within the site to the north east. Wyrley Common Site of Biological Importance is located within 20m of the site to the south west. The site is also located within 30m of the Site of Biological Important which has been designated at the rough grassland to the south of the A5.</p> <p>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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>The site is located adjacent to the A5 to the north. 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 sites.</p> <p>This site is located on mostly greenfield land (although it is recognised that a number of buildings currently occupy the north western corner of the site) which is mostly classified as non-agricultural land with a small portion of the site to the north east classified as Grade 4 agricultural land. The site is not located within a Source Protection Zone.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>This site is located on mostly greenfield land (although it is recognised that a number of buildings currently occupy the north western corner of the site) which has not been developed and is relatively small in size (12.18ha). 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>The site is located on mostly greenfield land (although it is recognised that a number of buildings currently occupy the north western corner of the site) but is outside of flood zone 3 and flood zone 2. A minor negative effect is</p>

SA Objectives	SA Score	Justification
		therefore expected on this 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 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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	0	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	Justification
accessible for those in need.		
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Areas of semi-natural greenspace are located adjacent to the north east and to the west of the site. A green link is located within 70m of the site to the north. Several PRowS are located within close proximity of the site to the north east and to the north west. 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. Two PRowS run into the site to the north and as such the provision of employment development at this location may result in the loss of this identified use.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	This is a relatively small site (12.18ha). 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity of any identified heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

RE2(a): Towers Business Park Phase 2, Wheelhouse Lane, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site. As such, a negligible effect is expected in relation to this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.
2) Minimise pollution and protect and enhance air, water, and soils.	+	The site is not located within or directly linked to any of the AQMAs in the District nor is it within close proximity of the strategic road network. The site is not located within the Source Protection Zone and lies on brownfield 'urban' classified land. As this site is made up of brownfield land, a minor positive effect is likely in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located on brownfield land and is relatively small in size (1.4 ha). As such the redevelopment of the site could present opportunities for the re-use of materials and buildings which are already onsite. Therefore, a minor positive effect is likely in relation to this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates on site renewable energy generation or SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer 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 in relation to this SA objective.
5) Reduce the risk of flooding.	0	The site is located on mostly brownfield land and is lies entirely within flood zone 1. Therefore, a negligible effect is likely in relation to this 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 site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the site is located approximately 1km from the Cannock Chase AONB; where there is potential for development at this location to adversely affect the setting of the designated landscape. Therefore, an uncertain significant negative effect is likely in relation to this SA objective, as the specific design of the development at this location is unknown at this stage.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the	+	There are no bus stops located within 350m of the site's boundaries however Rugeley Town railway

SA Objectives	SA Score	Justification
use of sustainable modes of transport.		station is located approximately 600m south east of the site. A cycle path does not directly pass the site. There is potential that the proximity to the railway station will help to promote modal shift amongst users of the site. Therefore, a minor positive effect is likely in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity of a green link which runs the length of the south eastern boundary of the site. Another area of green space is located within 270m of the site to the north west at Love Lane. It is likely that employees may utilise open green spaces outside of working hours for leisure and recreation. There are no PRowS within close proximity of the site. As such a significant positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located at the eastern edge of Rugeley. This area is therefore expected to provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such a significant positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites	+	This is a relatively small site (1.4 ha). As such its development for employment use is likely to result in a relatively small number of new job opportunities. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score	Justification
and ensuring there is adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the southern boundary of the site is located within 25m of the Trent and Mersey Canal Conservation Area. This area includes two Grade II Listed Buildings (Bridge Number 64 and the Viaduct over the Trent and Mersey Canal). The Viaduct over the Trent and Mersey Canal in particular is located in close proximity to the site to the north west. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of the Conservation Area but along the Canal frontage has a visual impact on its setting. The document also states that potential for restoring the listed bridge back into use will be considered, and as such development at this location may offer some potential to enhance the area. The close proximity of the site to the identified heritage features means that there is potential for significant adverse effects on their setting. Therefore, a minor negative effect is likely in relation to this SA objective, although this is uncertain as it will depend in part on the detailed design of the development which comes forward at this site.

RE3: Former Power Station off A51 (adjacent to Towers Business Park), Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	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.
2) Minimise pollution and protect and enhance air, water, and soils.	-	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 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 minor negative effect is expected on this SA objective.

SA Objectives	SA Score	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	-	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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where	0	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	Justification
they are required.		
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the	-?	The site is not located within a Historic Environment Character Zone from the 2009 HEA study, however, it is located within 400m of the Trent and Mersey Canal Conservation Area which is to the south. The Draft Trent and

SA Objectives	SA Score	Justification
built and historic environment (including heritage assets and their respective settings).		Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of Conservation Area but along the Canal frontage has a visual impact on its setting. The site is however separated from this heritage asset by a sizeable area of existing employment uses. As such there is reduced potential for adverse effects to occur on the identified Conservation Area. A minor negative effect is therefore recorded for this SA objective. The negative effect is uncertain dependent upon the design of any proposal which may come forward.

RE4: Towers Business Park, Phase 2, Wheelhouse Road, Rugeley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	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 located in excess of 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 in relation to this SA objective. The effect is uncertain given there may be opportunities to promote habitat connectivity through the inclusion of green infrastructure.
2) Minimise pollution and protect and enhance air, water, and soils.	-?	The site is not located within or directly linked to any of the AQMAs in the District. However, the A51 runs adjacent to the northern boundary of the site and development at this location is likely to result in noise pollution affecting users. It may be possible to mitigate effects through the design and layout of sites. The site is located on greenfield land, which is classified as urban and is not located within the Source Protection Zone. As such an overall uncertain minor negative effect is expected in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located on greenfield land and is small in size (0.8ha). As such the development of the site would present reduced 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 likely in relation to this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates on site renewable energy generation or SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer 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 in relation to this SA objective.
5) Reduce the risk of flooding.	0	The site is located on mostly brownfield land and is lies entirely within flood zone 1. Therefore, a negligible effect is likely in relation to this SA objective.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and	0?	The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. In addition, the site lies in excess of 1km from the Cannock Chase AONB. The effects of new development on the character and quality of the landscape will depend in part on its design, which is not yet known. Therefore, an uncertain negligible effect is likely

SA Objectives	SA Score	Justification
strengthening local distinctiveness and sense of place.		in relation to this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	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. It is expected that it would present a reduced number of opportunities to limit waste production in the District. Therefore, a negligible effect is likely in relation to this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	There are no bus stops located within 350m of the site's boundaries however Rugeley Town railway station is located approximately 700m south east of the site. In addition, the Cannock Chase Cycle Network runs along the primary access route to the site, which may encourage employees to cycle to and from work. There is potential that the proximity to the railway station and designated cycle routes will promote modal shift amongst users of the site. Therefore, a minor positive effect is likely in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and	++	The site is located within 150m of a green link to the west. Furthermore an additional area of green space is located within 270m to the north west at Love Lane. The close proximity of these areas of green space is likely to encourage employees to make use of them outside of working hours for leisure and recreation. There are no PRoWs within close proximity of the site. Therefore, a significant

SA Objectives	SA Score	Justification
recreation.		positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located at the eastern edge of Rugeley. This area is therefore expected to provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such a significant positive effect is expected on this 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.	+	This is a relatively small site (0.8 ha). As such its development for employment use is likely to result in a relatively small number of new job opportunities. Therefore, a minor positive effect is likely in relation to this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the site is located approximately 200m east of the Trent and Mersey Canal Conservation Area. This area includes two Grade II Listed Buildings (Bridge Number 64 and the Viaduct over the Trent and Mersey Canal). The Viaduct over the Trent and Mersey Canal in particular is located in close proximity to the site to the north west. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of the Conservation Area but along the Canal frontage will have a visual impact on its setting. The proximity of the site to the conservation area means that there is potential for significant adverse effects on its setting. Therefore, a minor negative effect is likely in relation to this SA objective, although this is uncertain as it will depend in part on the detailed design of the development which comes forward at this site.

RE27: Land at Power Station Road/A51, Rugeley

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	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.
2. Minimise pollution and	+/-	The southern section of the site is classed as urban land and the northern half is Grade 4 agricultural land. It also lies on the A51, where increased traffic could contribute towards noise and air pollution. The site comprises

SA Objectives	SA Score	Justification
protect and enhance air, water, and soils.		brownfield land, the redevelopment of which may have a positive effect in terms of preserving higher value soils in the District. The site is not located within and does not directly connect to an AQMA. Therefore, an overall mixed minor positive and minor negative effect is likely in relation to this SA objective.
3. Ensure development makes efficient use of previously developed land and buildings.	+	The site consists of entirely brownfield land. There is potential that previously used buildings and materials could be reused for employment development. The site is relatively small (1.81ha) in size. As such, a minor positive effect is expected in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	The site lies entirely within flood zone 1, however within 50m north of the site there is a large area of flood zone 3 land along the River Trent. As the site consists of brownfield land it is unlikely that development will lead to a greater risk of flooding. Therefore, a negligible effect is likely in relation to this 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.	0?	The site is situated within an Urban LCT. The site is not located within close proximity of the AONB. Therefore, an uncertain negligible effect is likely in relation to this SA objective as the exact effects of the landscape depend mainly on the character, quality and design of new developments.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	The site is not located within 350m of a bus stop. The site is however located within approximately 830m of Rugeley Town railway station. In addition, the site benefits from nearby access to the Cannock Chase Cycle Network. Therefore, a minor positive effect is likely in relation to this SA objective.
9. Ensure all people are able to live in a decent home which meets their needs.	0	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.
10. Raise educational aspirations and attainment	0	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	Justification
within the District and ensure that educational facilities are provided where they are required.		
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	0	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.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	The site lies within walking distance (600m) of a number of areas of open space identified in the Green Space Network (2012). This includes the green link at Trent and Mersey Canal as well Rugeley Town Centre Civic Square. It is likely that the close proximity of the site to these features may help to encourage staff of the employment site to utilise outdoor spaces during work breaks for leisure and recreation. As such, a significant positive effect is likely in relation to this SA objective.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site's location is adjoining the settlement edge of Rugeley. It is likely that due to the sites location in Rugeley, 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 ease access to services. Therefore, a significant positive effect is expected in relation to this 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.	+	This site is expected to provide in the region of 1.81 ha of employment land, which is likely to help ensure the adequate provision of new employment land and also provide employment opportunities for the residents of nearby housing. Therefore, a minor positive effect is likely in relation to this SA objective.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the	--?	The site is located within 125m of the Trent and Mersey Canal Conservation Area and the Grade II Listed Viaduct within the Conservation Area. There is potential that development could lead to adverse effects in relation to the

SA Objectives	SA Score	Justification
built and historic environment (including heritage assets and their respective settings).		significance of both heritage assets and their respective settings. The site does not lie within an area which has been assessed as part of any historic environment assessments undertaken in the District. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that effects on the historic environment will be dependent in part upon the design of any new development which comes forward which is unknown at this stage.

TBP: Towers Business Park Employment Area (includes the sites RE2(a) and RE4)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site. As such, a negligible effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.
2) Minimise pollution and protect and enhance air, water, and soils.	+/-?	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 north 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 site is located mainly on brownfield land. The site is not located within a Source Protection Zone. As such an overall mixed effect (minor positive/minor negative) is expected on this SA objective. The negative effect is uncertain dependent upon whether it is possible to mitigate the effect of noise pollution on local amenity.
3) Ensure development makes efficient use of previously developed land and buildings.	++	The site is located on mostly brownfield land and is quite large in size (44ha). As such the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A significant positive effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is located within 915m of 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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	There are no bus stops located within 350m of the site's boundaries but Rugeley Town railway station is located approximately 750m to the west of the site. In addition, a designated cycle route, part of the Cannock Chase Cycle Network, runs along the north eastern boundary of the site parallel to the A51. There is potential that the proximity to the railway station and designated cycle routes will promote sustainable means of commuting. Therefore, a minor positive effect is likely in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are	0	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	Justification
accessible for those in need.		
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A green link runs much of the length southern boundary of the site. Outside of the site boundaries the closest land to the site which has been identified in the Green Space Network (2012) is located within 100m to the south between Armitage Road and Main Road. Housing amenity land is located within 230m of the site to the south by Springfield Avenue. The closest PRoW to the site is located within 195m to the south by Thompson Road. The site also contains areas of green link land and land which is within the Green Space Network (2012), however, which might be lost as a result of employment development at this location. A mixed effect (significant positive/uncertain minor negative) is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located on the eastern edge of Rugeley. This area is therefore expected to provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such a significant positive effect is expected on this 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.	++	This is quite a large site (44ha). As such its development for employment use is likely to result in provision of a high number of new job opportunities locally and therefore a significant positive effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the site is bordered by the Trent and Mersey Canal Conservation Area to the south. This area includes two Grade II Listed Buildings (Bridge Number 64 and the Viaduct over the Trent and Mersey Canal) which are in close proximity to the site. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of the Conservation Area but along the Canal frontage has a visual impact on its setting. The document also however states that potential for bringing the listed bridge back into some use or making it accessible will be considered, and as such development at this location may offer some potential to enhance the area. In all the close proximity of the site to the identified heritage features means there is potential for a significant adverse effects on the setting of these heritage assets most notably if an increase in the scale or massing of the development currently onsite was

SA Objectives	SA Score	Justification
		permitted. Considering the size of the development site and given that employment development has the potential to be less sympathetic when compared to other forms of development a significant negative effect is expected on this SA objective, although this is uncertain as it will depend on the detailed design of the development that gets proposed on this site.

Appendix 7

SA Matrices for the Mixed Use Site Options

CE42: Former ATOS Origin Site, Walsall Road, Cannock (Mixed use - employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0?	Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site. As such a negligible effect is expected on this SA objective. The negligible effect is uncertain given that the site may provide for green infrastructure which might allow for habitat connectivity in the District and also considering that non-designated sites which are of importance to local biodiversity may be affected by the development of the site.
2) Minimise pollution and protect and enhance air, water, and soils.	+/--?	<p>The site is located along the A34 and links directly to the AQMA which has been declared at the A5 to the south within 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.</p> <p>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.</p> <p>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.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located on brownfield land which has previously been developed but now has been cleared. It is relatively small in size (3.25ha). 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	The site is located on brownfield land and is outside of flood zone 3 (although a small portion of the site to the west is located within flood zone 2). Given that development of the site is unlikely to lead to significant increase in the area of impermeable surfaces in the District and development may be delivered to avoid areas of increased flood risk a negligible effect is expected on this SA objective.

SA Objectives	SA Score	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	The site is located within UR28 which has been identified 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.
7) Make sustainable use of resources and minimise waste generation.	+?	The site is located on mostly brownfield land which has been cleared after development 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.
8) Encourage and facilitate the use of sustainable modes of transport.	++	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 five bus stops are located within 60m, 65m and 160m to the north west and within 200m and 205m to the south west of the site on Walsall Road. These bus stops connect to a number of different services the most regular of which operators every 30 minutes. A further bus stop is accessible within 250m of the site to the west by Harrison Road; however information about the frequency of bus services at this location is unavailable. Cannock Train Station is located within 460m of the site to the north by Girton Road. As such a significant positive effect is expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	As the site is proposed to include uses other than residential it is not considered likely that it will affect housing provision in Cannock Chase; therefore a negligible effect is expected on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	As the site is proposed to include uses other than residential and would not allow for new education facilities in Cannock Chase its location is not considered likely to affect this objective; therefore a negligible effect is expected on this SA objective.
11) Reduce crime and the fear of crime.	0	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 mixed site options on this SA objective will be

SA Objectives	SA Score	Justification
		negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	0	As the site is proposed to include uses other than residential and would not allow for new healthcare facilities in Cannock Chase its location is not considered likely to affect this objective; therefore a negligible effect is expected on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 as well as other users of the site for leisure and recreation. Allotments are located to the west and north of the site within 60m and 180m respectively. To the south west of the site within 70m an area of open space has been identified in Green Space Network (2012). This area contains a semi-natural open space, as well as amenity housing land and a playground. The closest PRow to the site is located to the north within 170m by Walsall Road. 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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located on the south eastern periphery of the Town Centre of Cannock. This area is expected to provide a good level of access to nearby community services and facilities for new employees during break times and after working hours as well as other users of the site. As such a significant positive effect is expected on this 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.	+?	This is a relatively small site (3.25ha). 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including	0?	The site is not located within close proximity of any identified heritage assets. The site is not located within any of the historic environment character zones as identified in the Cannock Chase

SA Objectives	SA Score	Justification
heritage assets and their respective settings).		<p>District HEA (October 2009). The site is, however, located within HUCA 17 – East of Bridgtown as identified in the Cannock Historic Character Assessment (December 2009)¹³². This area has been identified as being of low heritage value in terms of evidential value, historical value, aesthetical value and communal value. It is dominated by a late 20th century character with moderate to low potential for below ground archaeological deposits.</p> <p>As such development at this location is expected to have a negligible effect on this SA objective. This negligible effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

CE54/C119: Former Severn Trent Plc Land, Wedges Mills (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 290m of Stowe Pool and Walk Mill Clay Pit SSSI which is to the south east.</p> <p>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.</p> <p>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) 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.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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 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.</p>
3) Ensure development makes efficient use of previously	-	<p>The site is located on greenfield land which has not been developed and is relatively small in size (30 dwellings are proposed and the site is 1.65ha). As such the development of the site would present a reduced number of</p>

¹³² Part of: Staffordshire County Council (2009) Staffordshire Extensive Urban Survey

SA Objectives	SA Score	Justification
developed land and buildings.		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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	--	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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 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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	0	The site is located in close proximity of a number of sustainable transport nodes which may encourage new residents and employees to make more regular use of non-car based modes of transport. A total of four bus stops are located within 225m, 230m, 265m and 290m to the south west and north west respectively on Wolverhampton Road. The bus stops identified are only served once every 130 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 but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	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 30 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.
10) Raise educational	-?	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

SA Objectives	SA Score	Justification
aspirations and attainment within the District and ensure that educational facilities are provided where they are required.		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 30 dwellings it is unlikely that new school places would be supported as part of development of this site.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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 site is 30 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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is	+?	This is a relatively small site (1.65ha). 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	Justification
adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the site is located within 430m of Grade II Listed Building Longford Lodge which is to the north west. The site is screened from this heritage asset by trees to the east of the listed property as well as by the A5 road and the retail development which is already present adjacent to the site to the north west. As such adverse impacts on local heritage assets are likely to be reduced and therefore a minor negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

CE56/C326: Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>

SA Objectives	SA Score	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	--	<p>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.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land which has not been developed and is relatively small in size (4.4ha). 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise	0	<p>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</p>

SA Objectives	SA Score	Justification
waste generation.		objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	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 100 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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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 100 dwellings it is unlikely that new school places would be supported as part of development of this site.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?	This is a relatively small site (4.4ha). 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is not located within close proximity of any identified heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 12 - East of Heath Hayes, which was scored as being of low in terms of heritage assets. The historic landscape and heritage assets within this character zone have been assessed as being capable of accommodating medium to large scale development. However, the surviving earthworks and the mineral railway within this character zone may suffer adverse effects if this scale of development was to proceed.</p> <p>As such an overall negligible 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.</p>

C113: Land to the West of Pye Green Road, Hednesford (Mixed use – residential and community use)

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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 less than 250m 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 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.
2. Minimise pollution and protect and enhance air, water, and soils.	--?	The majority of the site is classified as Grade 3 agricultural land and the southern boundary is urban land on the settlement edge of Hednesford. 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.
3. Ensure development makes efficient use of previously developed land and buildings.	--	This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 562 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	-	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	This site lies adjacent to the southern boundary of the Cannock Chase AONB. 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.

SA Objectives	SA Score	Justification
7. Make sustainable use of resources and minimise waste generation.	0	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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. It is also just over 1km 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.
9. Ensure all people are able to live in a decent home which meets their needs.	++?	The site is expected to provide 900 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective. 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. The significant positive effect expected on this SA objective is therefore uncertain.
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?	The site is located within approximately 350m from Staffordshire University Academy and about 500m from Pye Green Academy and Moorhill community 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. This site is expected to provide 900 homes and therefore may support new primary provision onsite, as the threshold for this provision is around 700 homes in Cannock Chase.
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	+	This site is located within 540m of Chadsmoor Medical Practice to the south east. Therefore, a minor positive effect is likely in relation to this SA objective.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's	++	The site is located on the north western settlement edge of Cannock and 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 to provide community uses as part of mixed use development which is likely to improve access to services and facilities in the area. As the site would also provide access to a range of public transport it

SA Objectives	SA Score	Justification
needs and avoid isolation.		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.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?	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. However, this is a mixed use site option and it is likely that small scale employment opportunities may be provided at new services and facilities which are delivered at the site as part of any new community uses. As such, an uncertain minor positive effect is likely in relation to this SA objective. An element of uncertainty is attached to the positive effect identified given that the scale of any employment opportunities which might emerge is unknown at this stage.
16. Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The site does not lie with 500m of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ ¹³³ 1- West of Pye Green, which was scored as being of low value in terms of heritage assets. This area has been identified as being capable of accommodating medium to large scale development. As such a negligible effect is expected in relation to this SA objective. The effect is uncertain, however, given that there may be effects on undesignated heritage assets and considering that in some instances effects may extend beyond 500m. Effects will be dependent in part upon the specific design of any new development which comes forward which is unknown at this stage.

C373/CE55: Land at Court Bank Farm, Cannock Wood (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	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 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

¹³³ Historic environment character zones (HECZ) within Cannock have been identified as CHECZ and those within Rugeley are called RCHECZ

SA Objectives	SA Score	Justification
		pressure at the site. Overall an uncertain significant negative effect is expected on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	-?	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.
3) Ensure development makes efficient use of previously developed land and buildings.	--	The site is located on greenfield land which has not been developed and is large in size (37.5ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of	0	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

SA Objectives	SA Score	Justification
transport.		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.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	This site is 37ha in size and is one of the larger sites considered for allocation for development which would contain a residential component by the Local Plan. 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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no schools within 600m of the site. So a minor negative effect is likely on this SA objective, although this is uncertain. Information relating to the likely number of new homes which the site would provide for has not yet been supplied. As such it is uncertain whether new primary provision onsite would result; the threshold for this provision is around 700 homes in Cannock Chase.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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's 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.
14) Provide easy access to community services and facilities to meet people's	-	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.

SA Objectives	SA Score	Justification
needs and avoid isolation.		
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	++?	This is a relatively large site (37ha). As such its development for employment use as part of an overall mixed use is likely to result in provision of a high number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective. The effect is uncertain dependent upon what proportion of the site is included for the provision of new employment opportunities.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?	This site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). However, the Moated Site and Bloomery in Courtbanks Convent, a Scheduled Monument is located within the site. Given that this historic asset has an area of approximately 2ha, there is potential for this asset to be vulnerable to new development in terms of its significance and that of its setting. As such adverse impacts on local heritage assets are likely on this Scheduled Monument, a significant negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C375/CE58: Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford (Mixed use – residential and leisure use)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. 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. 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.</p> <p>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.</p>

SA Objectives	SA Score	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	-?	<p>The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is located directly adjacent the A460 (Rugeley Road) and therefore development at this location is likely to result in noise pollution impacting upon local amenity. This however is uncertain as there is potential for noise to be mitigated through careful design of the site. This site is located on greenfield land which has not previously been developed. The Agricultural Land Classification has identified the land as being predominantly non-agricultural with a small pocket of urban land to the west of the site. A minor negative effect is likely on soils, although the site is primarily being promoted to include a golf course extension, which is therefore likely to change soil structure and content.</p> <p>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.</p> <p>Overall an uncertain minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located mainly on greenfield land and is relatively small in size (20ha). A minor negative effect is likely as there is little opportunity to re-use any materials that already exist on site.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all mixed use site options will have negligible effects on this SA objective.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>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 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.</p> <p>Overall an uncertain significant negative effect is expected on this SA objective.</p>
7) Make sustainable use of resources and minimise	0	<p>This site is mainly located on greenfield land so a negligible effect is likely on this SA objective.</p>

SA Objectives	SA Score	Justification
waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	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. This however is uncertain as the proportion of residential use and employment use is currently unknown, particularly as a portion of the site is being promoted as a golf course extension.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	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	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located at the northern periphery of Hednesford and 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This is a relatively large site (20ha). However the site has been identified for mixed 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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	The majority of the site is not located within a historic environment character zone identified in the Cannock Chase District HEA (October 2009). The nearest historic assets to the site are Hednesford War Memorial and Gates, a Grade II Listed Building is located approximately 760m south of the site and Anglesey Hotel, also a Grade II Listed Building approximately 1km south west of the site. Adverse impacts on these heritage assets are likely to be reduced due to the large distances between the site and these historic assets so a negligible effect is likely on this SA objective. This negligible effect is uncertain dependent upon the exact design of any proposal which comes forward the future.

C432/CE61: Gestamp, Walting Street/Wolverhampton Road, Cannock (Mixed use – residential and employment use)

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objectives	SA Score	Justification
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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 185 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.
2. Minimise pollution and	+/--	This site is made up entirely of land classified as urban. It also lies on the A4061 which leads directly into the

SA Objectives	SA Score	Justification
protect and enhance air, water, and soils.		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 and air pollution at this site. However, 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.
3. Ensure development makes efficient use of previously developed land and buildings.	++	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 185 new houses and approximately 0.8 ha of employment) in size. As such, a significant positive effect is expected in relation to this SA objective.
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5. Reduce the risk of flooding.	0	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.
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7. Make sustainable use of resources and minimise waste generation.	+?	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.
8. Encourage and facilitate the use of sustainable modes of transport.	+	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.
9. Ensure all people are able to live in a decent home which meets their needs.	++?	The site is expected to provide 185 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	Justification
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	<p>The site is within walking distance (600m) of Longford Primary School. There are also a number of further primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.</p> <p>This site is expected to provide 185 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.</p>
11. Reduce crime and the fear of crime.	0	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.
12. Improve public health and ensure health facilities are accessible for those in need.	+	This site is within approximately 350m of Alderwood Medical Practice. Therefore, a minor positive effect is expected in relation to this SA objective.
13. Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site's location is adjoining the settlement edge of Cannock, one of the District's town centres. It is likely that due to the sites location in Cannock, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links which will contribute towards avoiding isolation. Therefore, a significant positive effect is expected in relation to this SA objective.
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+/-	This site is currently in use for employment. As such the delivery of new homes at this location may result in the loss of employment land. However, the site is also expected to provide approximately 0.8 ha of employment land which will help contribute to the supply of employment land in the District. The site may also potentially offer employment opportunities to new residents at the site. Therefore, a mixed minor positive and significant negative effect is likely in relation to this SA objective.
16. Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?	<p>The site is located within 430m of Longford House Grade II Listed Building to the west however there is substantial intervening development between the site and this heritage asset. The site lies within HUCA 15 – North of Watling Street as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a low aesthetic and a medium historical value. Development at this location has been piecemeal and largely dates from the mid-20th century onwards with the modern large warehouses in the area having little aesthetic value in terms of heritage. There is potential that new developments could offset the any adverse impacts and enhance heritage assets; however this is uncertain at this stage. Therefore, an uncertain negligible effect is likely in relation to this SA objective as there may be some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.</p>

NE8/N57 Wyrley Grove, Lime Lane, Little Wyrley (Mixed use - residential, employment and other non-residential uses, including recreation/tourism)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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 greenfield land (however a small proportion is brownfield land consisting of hard standing and a number of smaller buildings are present) which is 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 protection of high value soils. 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</p> <p>Overall, a minor positive is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is mostly located on greenfield land (part of the site contains a hard standing and small number of buildings) which has not been developed and is relatively small in size (3.3ha). 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate	0	<p>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</p>

SA Objectives	SA Score	Justification
change.		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.
5) Reduce the risk of flooding.	-	The site is located on mostly greenfield land (part of the site contains a hard standing and small number of buildings) 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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	The site is located on mostly greenfield 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 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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	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 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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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	Justification
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>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 PRoWs 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 PRoWs.</p> <p>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.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	+?	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	Justification
sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying partially within historic environment character zone CHECZ 17 - South of Norton Canes. This area has been assessed as having low/moderate heritage value, suggesting that development may have at least a marginal impact upon the historic environment. Medium to large scale development within this area is expected to impact upon historic farmsteads, field boundaries, lanes and the line of the tramway in this area, in particular.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

NE11: Former Grove Colliery, Little Wyrley (Mixed use - recreation and tourism uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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.</p> <p>Cannock Extension Canal SSSI and SAC lie approximately 5m east of the site and Wyrley Common Site of Biological Interest is located approximately 35m east of the site.</p> <p>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 this new development includes green infrastructure as part of its recreation and tourism uses.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	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 mainly identified as non-agricultural land (a small area to the north of the site is assessed as grade 4 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

SA Objectives	SA Score	Justification
		Overall, a minor negative effect is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land which has not been developed and is relatively small in size (8.1ha). 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.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	-	The site is located on mostly 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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	As the site is proposed to include uses other than residential it is not considered likely that it will affect housing provision in Cannock Chase; therefore a negligible effect is expected on this SA objective.
10) Raise educational aspirations and attainment	0	As the site is proposed to include uses other than residential and would not allow for new education facilities in Cannock Chase its location is not considered likely to affect this objective; therefore a negligible effect is expected

SA Objectives	SA Score	Justification
within the District and ensure that educational facilities are provided where they are required.		on this SA objective.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	As the site is proposed to include uses other than residential and would not allow for new healthcare facilities in Cannock Chase its location is not considered likely to affect this objective; therefore a negligible effect is expected on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>As well as potentially providing recreation/tourism opportunities, the site is located in close proximity of a number of open spaces which might be accessed by users of this site 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 PRoWs 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 be likely to provide recreational space as well as being located in close proximity to a number of open spaces and PRoWs.</p> <p>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 recreation/leisure/tourism facilities that 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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	+?	This is a relatively small site (8.1ha). The site has been identified for mixed use including recreation and tourism 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 an unknown (but likely moderate) number of new job opportunities may result locally from this development and therefore an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score	Justification
sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity of any designated heritage assets. The Cannock Chase District HEA (October 2009) has identified the site as lying partially within historic environment character zone CHECZ 17 - South of Norton Canes. This area has been assessed as having low/moderate heritage value, suggesting that development may have at least a marginal impact upon the historic environment. Medium to large scale development within this area is expected to impact upon historic farmsteads, field boundaries, lanes and the line of the tramway in this area, in particular.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

RE23: Former Brereton Colliery, Colliery Road, Rugeley (Mixed use – leisure use)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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 (north) Site of Biological Interest is located partially within the boundaries of the site. The Slade Biodiversity Alert Site is located adjacent to the site to the west. Brereton Spurs (Stile Cop) Site of Biological Interest is located within 115m to the east. The site is also located within 230m of Startley Lane, Brereton Hayes Site of Biological Interest which is to the south.</p> <p>As such, given 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.</p> <p>The site is located within 1.9km of the Cannock Chase SAC which is to the west, therefore a minor negative but uncertain effect is also identified because new leisure development (to include 100 holiday lodges) within 15km of this SAC could most likely to contribute to increased recreation pressure at the site. This will be tested through</p>

SA Objectives	SA Score	Justification
		<p>the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>The site is not located within and is not linked directly to an AQMA and therefore development at this location is unlikely to significantly impact upon local air quality due to any resultant increase in vehicle traffic. As the site is not adjacent to an 'A' road or motorway development at this location is unlikely to result in users of the site being adversely affected by noise pollution.</p> <p>This site is located on greenfield land which is mostly classified as non-agricultural land (it is recognised that a small part of the site to the north east is located on Grade 4 Agricultural Land). As such the site is expected to have a minor negative effect in terms of land use in the District. The site is not located within a Source Protection Zone and therefore is not expected to have an adverse effect on local water quality.</p> <p>As such an overall minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	--	<p>The site is located on mostly greenfield land which has not been developed and is relatively large in size (38ha). As such the provision of new leisure development (to include 100 holiday lodges) which would be provided as part of the development on this site would result in 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.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>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.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>The site is located within SH17 (Sandstone Hills and Heaths) 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. The site is also located within the boundaries of the Cannock Chase AONB. As such a significant negative effect is expected on this SA objective given that new development at this location may have detrimental effects on this designated special landscape. The expected significant negative effect is uncertain given that the specific design of this development is unknown at this stage.</p>
7) Make sustainable use of resources and minimise	0	<p>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</p>

SA Objectives	SA Score	Justification
waste generation.		opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	-	Sites which are located in close proximity of a number of sustainable transport nodes may encourage users of the site to make more regular use of non-car based modes of transport. The site is however not located within 1km of train station or within 350m of a bus stop. In addition an existing cycle path is not located in close proximity of the site. A minor negative effect is therefore expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The site would provide a mix of uses at this location. It is expected to provide leisure uses and green space. As such it is not expected to provide new housing which might help to meet need in the District and a negligible effect is therefore recorded for this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The site would provide a mix of uses at this location. It is expected to provide leisure uses and green space. As such the allocation of this site is not expected to affect the proximity of new housing in the District to existing education facilities. The site would also not contribute to education provision in the District (sites which provide 700 homes or more may make onsite primary provision) given that it would not include residential development. A negligible effect is therefore expected for this SA objective.
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	0	The site would provide leisure uses at this location. As such the allocation of this site is not expected to affect the proximity of new housing in the District to existing healthcare facilities. A negligible effect is therefore expected on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	<p>The site is located in close proximity of a number of open spaces which might be used by user of the site for leisure and recreation. A semi-natural open space with unrestricted access is located adjacent to the site to the south at Cannock Chase AONB. A further area of semi-natural open space is located to the site to the north within 15m at its nearest point. Heath Hayes Park is located adjacent to the site also to the north. The Levels green link is adjacent to the site at its northern boundary. PRowS are accessible at Colliery Road at the northern edge of the site as well as at the sites southern boundary. Overall a significant positive effect is expected on this SA objective.</p> <p>Although the site contains a number of PRowS which might otherwise have been negatively impacted upon by this development, the site is being considered for leisure development including a green space. As such it is expected</p>

SA Objectives	SA Score	Justification
		that this type of development would successfully be able to incorporate existing PRoW without restricting access to these uses. In addition the provision of green space at this location is likely to amplify the positive effect expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	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 for users of the site. A significant negative effect is therefore expected on this 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.	0	This is a relatively large site (38ha). However the site has been identified for leisure uses 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 number of new job opportunities may result locally from this development and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any identified heritage assets.</p> <p>The Cannock Chase District HEA (October 2009) has identified the north western portion of the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

RE25/R128: Land at Coalpit Lane, Brereton, Rugeley (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	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

SA Objectives	SA Score	Justification
		<p>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.</p> <p>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.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-	<p>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.</p> <p>Overall a minor negative effect is likely on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located mainly on greenfield land and is small in size (10ha). A minor negative effect is likely as there is little opportunity to re-use any materials that already exist on site.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	<p>The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.</p>
5) Reduce the risk of flooding.	-	<p>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.</p>
6) Protect, enhance and manage the character and quality of the landscape and	--?	<p>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</p>

SA Objectives	SA Score	Justification
townscape, maintaining and strengthening local distinctiveness and sense of place.		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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++?	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. As such a minor positive effect is expected on this SA objective. The indicative capacity for residential use at this location is 113 dwellings 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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?	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.
11) Reduce crime and the fear of crime.	0	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 housing site options on this SA objective will be

SA Objectives	SA Score	Justification
		negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?	<p>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 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.</p> <p>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.</p> <p>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.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?	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.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within the town centres of Cannock, Rugeley or Hednesford. Rugeley town centre is the closest of these areas but is located to the north of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 300m of Brereton Conservation Area which is to the north. A substantial area of existing residential development at Coalpit Lane, Nursery Road and Swan Close screens the Conservation Area from the site.</p> <p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems.</p> <p>As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

R127/RE24: Rugeley Power Station, Rugeley (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.</p> <p>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. 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.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/-?	<p>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.</p> <p>Overall, a mixed effect (minor positive/uncertain minor negative) is therefore expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and	++	<p>The site is located on mostly brownfield land on which the Rugeley Power Station lies. It is relatively large in size (the Local Plan text suggests indicative minimum capacity of 800 dwellings could be provided on this site which covers a total of 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.</p>

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?	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.
7) Make sustainable use of resources and minimise waste generation.	+?	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	The Local Plan text suggests that an indicative minimum capacity of 800 dwellings could be provided on this site which covers an area of 55ha. 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
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++/-?	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 Local Plan text suggests that an indicative minimum capacity of 800 dwellings will be provided on this site 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	Justification
11) Reduce crime and the fear of crime.	0	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.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	<p>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.</p> <p>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.</p> <p>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).</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	The site is located at the eastern periphery of Rugeley and 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.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new	++?/-	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 however to be provided as part of the delivery of this site which is particularly large (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 this mixed use site would also allow for other types of development

SA Objectives	SA Score	Justification
sites.		which might limit the amount of employment development which could be accommodated.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	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.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is located within 285m of the Trent and Mersey Canal Conservation Area which is to the south and west. The Draft Trent and Mersey Canal within Cannock Chase District Conservation Area Appraisal (2010) has highlighted that development outside of the Conservation Area but along the Canal frontage has a visual impact on its setting. The site is however separated from this heritage asset by a sizeable area of existing employment uses. As such there is reduced potential for adverse effects to occur on the identified Conservation Area. A minor negative effect is therefore recorded for this SA objective. The negative effect is uncertain dependent upon the design of any proposal which may come forward and considering that there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in exceptional cases.

Appendix 8

SA Matrices for the Gypsy and Traveller Site Options

GT1: Land at Albutts Road, Commonside, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Commonside Disused Railway Biodiversity Alert Site is located to the north of the site within 75m and a Biodiversity Alert Site to the south of the A5 is located to the south of the site within 460m. As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 7.2km of the Cannock Chase SAC which is to the north west, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-?	<p>The site is located along the M6 Toll motorway which connects to the A5 which is located within 440m to the south. AQMA No.2 has been declared along the A5 (Watling Street). Furthermore Walsall AQMA lies approximately 35m to the south east of the site. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.</p> <p>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.</p> <p>As such an overall minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land. This is a relatively small site; it is 1.7ha and is expected to provide for 4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.</p>

SA Objectives	SA Score	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The minor negative effect is uncertain given that the specific design of this development is unknown at this stage. The site is not located within 1km of the Cannock Chase AONB.
7) Make sustainable use of resources and minimise waste generation.	0	The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on minimising waste generation.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is not located within 1km of a train station. There are however, two bus stops located on Brownhills Road to the north east of the site within 340m, and 345m respectively. The bus network on which these bus stops are located provides a service every thirty minutes. As such a minor positive effect is expected on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The eastern boundary of the site is adjacent to a green link with unrestricted access. A semi-natural greenspace with limited access is located within 75m of the site to the north on the other side of the M6 Toll motorway. An area of housing amenity land is located within 500m of the site to the north west. A playground is located within this amenity space which is by Knights Court. The closest private sports ground which provides limited access is located within 585m of the site to the south west by Lime Lane at Yates Sports and Social Club. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the southern periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	The site is not located within close proximity (500m) of any designated heritage assets. However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ ¹³⁴ 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building

¹³⁴ Historic environment character zones (HECZ) within Cannock have been identified as CHECZ and those within Rugeley are called RCHECZ

SA Objectives	SA Score	Justification
		<p>and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

GT2: Land to the rear of Woodlands Caravan Park, Lime Lane, Little Wyrley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within relatively close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Cannock Extension Canal SAC and SSSI are located to the east of the site within 300m and Wyrley Hayes Wood Site of Biological Importance is located to the north west of the site within 320m. As such, given that one of the biodiversity sites which is located within 250m and 1km of the site is a national or international designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 9.3km of the Cannock Chase SAC which is to the north west therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>The site is not located within or directly connected to an AQMA. It is also not adjacent to a motorway or 'A' road. As such development at this location is unlikely to have adverse impacts in terms of air quality or noise pollution.</p> <p>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.</p> <p>As such an overall significant negative effect is expected on this SA objective. This significant negative effect is uncertain dependent upon whether or not the land which would be used for this development is of Grade 3a or Grade 3b.</p>
3) Ensure development makes efficient use of previously developed land and	-	<p>The site is located on greenfield land. This is a relatively small site; it is 3.6ha and is expected to provide for 5-10 pitches. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.</p>

SA Objectives	SA Score	Justification
buildings.		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in

SA Objectives	SA Score	Justification
of crime.		relation to crime.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within 300m of a green link to the west. A PRoW is also accessible to the west within 525m and this route runs to the north towards Wyrley Lane. As such residents at this location may be encouraged to make use of the identified open space and PRoW to partake of leisure and recreational activities. A significant positive effect is expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located in close proximity of any public transport nodes in the District. A significant negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is located within 500m of Wyrley and Essington Canal Footbridge at Pelsall Junction which has been designated as a Grade II Listed Building to the south west. Much of the site is screened to the west by an existing caravan park and to the south by tree cover. As such the effects on the identified heritage asset are likely to be limited and a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p> <p>The site is not located within a historic environment character zone as identified in the Cannock Chase District HEA (October 2009).</p>

GT3: Land at former Golf Course, Lichfield Road, Cannock

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Hawk's Green Nature Reserve (and dismantled railway) Site of Biological Importance is located to the north of the site within 20m. As such, given that the biodiversity site which might be affected by development at this location is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 4.2km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>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.</p> <p>This site is located on greenfield land which is classed as Grade 3 agricultural land. The site is, however, not located within a Source Protection Zone. Due to the potential loss of Grade 3 agricultural land an overall significant negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	<p>The site is located on greenfield land. This is a relatively small site; it is 3.6ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate	0	<p>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</p>

SA Objectives	SA Score	Justification
change.		considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	+	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score	Justification
11) Reduce crime and the fear of crime.	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?	The site is located within close proximity of a number of open spaces which might be used by residents to partake of an increased number of leisure and recreational opportunities. An area of land identified in the Green Space Network (2012) (containing Mill Green and Hawks Green LNR) is located to the north of the site within 15m. A green link is located within 40m of the site to the north east. The site also contains land which has been identified as being semi-natural greenspace, however. Development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the design of any proposal which might come forward. As such a mixed effect (significant positive /uncertain minor negative) is likely on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the southern periphery of Hawks Green District Centre. As such this area may provide a good level of access to nearby community services and facilities. An uncertain minor positive effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.
17) Conserve and enhance the built and historic environment (including	--?	The site is located within 40m of New Farm House which has been designated as a Grade II Listed Building to the north. The site is only separated from this listed property by the A5190. As such the development of this greenfield land has the potential to greatly affect the setting of this identified heritage asset.

SA Objectives	SA Score	Justification
heritage assets and their respective settings).		<p>The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 15 - East of Cannock which was scored as being of low value in terms of heritage assets. This area has been identified as being not being particularly sensitive to development although development within the area should be planned to retain the historic lanes and the line of the railway within the landscape and account for potential for surviving archaeological features.</p> <p>As such an overall significant negative effect is expected on this SA objective particularly in relation to potential detrimental impacts on the significance of the setting of the Grade II Listed Building to the north. The effect is uncertain dependent upon the design of the development which is unknown at this stage.</p>

GT4: Turf Field, Watling Street/Walsall Road, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. School Lane Site of Biological Importance is located to the south of the site within 30m, Cannock Extension Canal SAC and SSSI are located within 200m of the site to the south east and School Lane Wood Biodiversity Alert Site is located to the south west of the site within 240m. As such, given that two of the biodiversity sites which might be affected by development at this location are national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 7.1km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	--?	<p>The site is located adjacent to both the M6 Toll motorway to the north and the A5 to the south. AQMA No.2 has been declared along the A5 (Watling Street), directly to the south of the site and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway and the A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.</p>

SA Objectives	SA Score	Justification
		This site is located on greenfield land most of which is classed as Grade 3 agricultural land (although it is recognised that the northern portion of the site has been classed as non-agricultural land). The site is, however, not located within a Source Protection Zone. As such an overall significant negative effect is expected on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land. This is a relatively small site; it is 2.11ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	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.
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which meets their needs.	++	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	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. A green link is located to the north east of the site within 140m. Further green link land is located within 190m of the site to the south east. The closest private sports ground is within 190m to the south east of the site, however access to this area has been identified as being limited. The semi-natural open space which is located to the north east of the site within 170m also provides only limited accessibility. The PRoW to the site is accessible within 350m to the north by Walsall Road. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the south western periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development (particularly housing expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

GT5: Jubilee Field, Lime Lane/Watling Street, Norton Canes

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	--?	<p>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 there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 7.4km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain significant negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	-?	<p>The site is located adjacent to the A5 to the north. AQMA No.2 has been declared along the A5 (Watling Street) and the A5 also links the site to the Walsall AQMA. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects</p>

SA Objectives	SA Score	Justification
		<p>through the design and layout of sites and so an uncertainty is attached to this adverse effect.</p> <p>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.</p> <p>As such an overall minor negative effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	-	The site is located on greenfield land. This is a relatively small site; it is 5.2ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	-	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?	<p>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.</p> <p>The site is not located within 1km of the Cannock Chase AONB.</p>
7) Make sustainable use of resources and minimise waste generation.	0	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.
8) Encourage and facilitate the use of sustainable modes of transport.	-	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.
9) Ensure all people are able to live in a decent home which	++	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

SA Objectives	SA Score	Justification
meets their needs.		needs.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The site is adjacent to a green link at its western boundary. A private sports ground is located with 30m of site also to the west, however accessibility to this area has been identified as being limited. The closest area of semi-natural greenspace to the site is located to the south west within 155m. A number of PRowS are located to the south of the site by Pelsall Road Bridge within 210m. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?	The site is located on the southern periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and	0	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	Justification
viability.		
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

GT6: Land at Cannock Wood Road, Rawnsley

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	<p>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. Prospect Village Field Site of Biological Importance is adjacent to the site to the south. Prospect Village (disused railway Newhayes Road-Rugeley Road) Site of Biological Importance is also located within 180m of the site to the south east. As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The site is located within 2.6km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.</p> <p>Overall, an uncertain minor negative effect is likely on this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	<p>The site is not located within or in close proximity to an AQMA. As such development at this location is unlikely to impact upon local air quality. The site is also not located adjacent to a motorway or 'A' road meaning development at this location is also unlikely to result in amenity issues in terms of excess noise levels impacting upon users of the site.</p>

SA Objectives	SA Score	Justification
		<p>This site is located on mostly brownfield land which contains a number of smaller buildings and hard standings. This land is classed as Grade 4 agricultural land. The site is, however, not located within a Source Protection Zone.</p> <p>As such an overall minor positive effect is expected on this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+	The site is located on mostly brownfield land which currently contains a number of small buildings and hard standings. This is a relatively small site; it is 0.41ha and is expected to provide for five pitches. As such the use of this site for redevelopment may present an increased number of opportunities to re-use buildings and materials already present onsite. A minor positive effect is therefore expected on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.
5) Reduce the risk of flooding.	0	The site is located outside of flood zone 2 and 3 and much of it is located on brownfield land. As such the development of this site is not expected to contribute to local floor risk. A negligible effect is therefore expected on this SA objective.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?	<p>The site is located within 395m of the Cannock Chase AONB to the north west. As such development at this location has the potential to adversely impact upon this designated landscape and a significant negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the specific design of the development which is unknown at this stage.</p> <p>In addition, the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.</p>
7) Make sustainable use of resources and minimise waste generation.	+?	The site is located on mostly brownfield land which contains a number of smaller buildings and hard standings and as such there may be opportunities to reuse onsite buildings and materials, reducing waste generation. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon the exact nature of the materials currently onsite.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located within close proximity of one sustainable transport node which may encourage residents to make use of non-car based modes of transport. A bus stop is both located on Cannock Wood Road to the north west within 315m. Several different services call to this bus stop the most regular being provided every 30 minutes. The site is not located within close proximity of any existing cycle paths. As such a minor positive effect is expected on this SA objective.
9) Ensure all people are able to live in a decent home which	++	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

SA Objectives	SA Score	Justification
meets their needs.		needs.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?	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.
11) Reduce crime and the fear of crime.	0	On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.
12) Improve public health and ensure health facilities are accessible for those in need.	-	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The site is located within 115m of an area of land which has been identified in Green Space Network (2012) (this contains Rawnsley Greenlink) which is to the north west. Prospect Village Local Park is located to the south east of the site within 245m by Cannock Wood Road. Housing amenity space is located with 385m of the site also to the north west. The closest private sports ground is located within 365m of the site to the west, however access to this area has been identified as being limited. The closest PRoW to the site is accessible to the south west within 320m. A significant positive effect is therefore expected on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-	The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located within 320m of one bus stop to the north west on Cannock Wood Road. These public transport nodes may allow for access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	This site is located on mostly brownfield land which contains a number of smaller buildings and hard standings. The site does not contain a current employment use and as such its development would impact upon local employment opportunities. A negligible effect is therefore expected on this SA objective.
16) Enhance the town centres in order to protect and	0	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	Justification
improve their vitality and viability.		
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?	<p>The site is not located within close proximity (500m) of any designated heritage assets.</p> <p>However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 9 - Between Rawsley and Wimblebury which was scored as being of moderate value in terms of heritage assets. This area has been identified as being of moderate sensitivity to medium to large scale development in particular upon the surviving historic landscape character and the line of the railway. Development provided at this location is to be considerate of these issues as well as potential for impacts upon the surviving historic farmstead in the area.</p> <p>As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.</p>

Appendix 9
SA Matrices for the Green Space and Recreation Site
Options

C64: Land at Rawnsley Road, Hazel Slade

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+?	The site lies approximately 25m east of The Chasewater and Southern Staffordshire Coalfield Heaths SSSI and the provision of green space is likely to include new habitats promoting habitat connectivity and biodiversity as well as contributing to the green infrastructure network. This site however, is considered to be small (2.4 ha) and therefore minor 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 1.6km south of the Cannock Chase SAC.
2) Minimise pollution and protect and enhance air, water, and soils.	0	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 land classified as 'urban' and is therefore unlikely to contribute to preserving the land's arable potential. The site does not lie within a Source Protection Zone. Overall a negligible effect is likely on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings	0	This site is located on greenfield land and so a negligible effect is likely on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	+	The site is likely to help enhance the character and appearance of the surrounding area, however as it is a relatively small site (2.4ha), a minor positive effect is likely on this SA objective.
7) Make sustainable use of resources and minimise	0	This site is unlikely to contribute to minimising waste generation so a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
waste generation.		
8) Encourage and facilitate the use of sustainable modes of transport.	0	The site is located within 350m of five bus stops including two that lie directly adjacent to the site's south west boundary on Rawnsley Road. 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.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of green space is not considered likely to affect this objective; therefore a negligible effect is likely.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.
11) Reduce crime and the fear of crime.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.
15) Help the continued regeneration of the local economy by protecting existing employment sites	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.

SA Objectives	SA Score	Justification
and ensuring there is adequate provision of new sites.		
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not currently located on existing employment land so a negligible effect is likely on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+?	<p>The site is not located within close proximity (500m) of any designated heritage assets; Hednesford War Memorial and Gates, a Grade II Listed Building is located approximately 1.2km east of the site and is the closest designated historic asset. In addition, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 9 - Between Rawnsley and Wimblebury. This area has been identified as being of moderate sensitivity to medium to large scale development in particular upon the surviving historic landscape character and the line of the railway. Development provided at this location is to be considerate of these issues as well as potential for impacts upon the surviving historic farmstead in the area. 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.</p> <p>As the site is likely to enhance the historic setting, primarily by preventing other developments, which could have negative effects from taking place in this character zone a minor positive effect is likely on this SA objective. As the specific design proposals are not yet known, an uncertainty is attached to this positive effect.</p>

CS1: Former Cannock Stadium, Pye Green Road, Chads Moor

SA Objectives	SA Score	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	++?	<p>Pye Green Valley Site of Biological Interest lies approximately 335m north of the site. Although this designation is located some distance away the provision of green space is likely to include new habitats promoting habitat connectivity and biodiversity as well as contributing to the green infrastructure network. This site however, is considered to be large (10.4ha) and therefore minor 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.</p> <p>The site lies approximately 1.6km south of the Cannock Chase SAC.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	0	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 land classified as 'urban' and is therefore unlikely to contribute to preserving the land's arable potential. The site does not lie within a Source Protection Zone. Overall a negligible effect is likely on this SA objective.
3) Ensure development makes efficient use of previously	0	This site is mainly located on greenfield land, however the south west corner of the site is classed as brownfield land as the former Cannock Stadium, which closed in 2008 and has been demolished, previously occupied this section of the site. Overall, a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
developed land and buildings		
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	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.
5) Reduce the risk of flooding.	0	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.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	++	The majority of the site lies within UR04 (Urban) as identified in the Landscape Character Assessment for Cannock Chase District. The east section of the site is located within UR26 (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 however is likely to help enhance the character and appearance of the surrounding area and as it is a relatively large site (10.4ha), a significant positive effect is likely on this SA objective. Cannock Chase AONB lies approximately 400m west of the site.
7) Make sustainable use of resources and minimise waste generation.	0	This site is unlikely to contribute to minimising waste generation so a negligible effect is likely on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	The site is located within 350m of twenty bus stops including two that lie directly adjacent to the site's west boundary on Pye Green Road. The seven bus stops on Pye Green Road are served every 15 minutes and the four bus stops situated on Huntington Terrace Road are served every 30 minutes. 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. A minor positive effect is therefore likely on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	The location of green space is not considered likely to affect this objective; therefore a negligible effect is likely.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.

SA Objectives	SA Score	Justification
11) Reduce crime and the fear of crime.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.
12) Improve public health and ensure health facilities are accessible for those in need.	+	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.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++	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.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	The site is not currently located on existing employment land so a negligible effect is likely on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+?	<p>The site is not located within close proximity (500m) of any designated heritage assets; Anglesey Hotel, a Grade II Listed Building is located approximately 1.2km east of the site and is the closest designated historic asset. In addition, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 2 - Recreation Ground, West Chadsmoor. This area has been identified as being of low sensitivity development in particular upon the surviving historic landscape character and the line of the railway.</p> <p>As the site is likely to enhance the historic setting, primarily by preventing other developments, which could have negative effects from taking place in this character zone a minor positive effect is likely on this SA objective. As</p>

SA Objectives	SA Score	Justification
		the specific design proposals are not yet known, an uncertainty is attached to this positive effect.

Appendix 10

SA matrices for the Policy Options

Objective 1

Design Policy Options

Option A: Strengthen the current policy to address the range of issues raised and update the Design SPD to include more detail, which reflects the increased emphasis of the NPPF of design matters.

Option B: As Option A but set minimum density standards for key areas such as town centres in Local Plan Policy and provide further guidance on optimum densities for other areas including character areas via a revised SPD.

SA Objectives	Option A	Option B	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	++	<p>Policy Option A would require the design of new developments to be compliant with the requirements of Policy CP3 and the Design SPD. Policy CP3 requires new developments to successfully integrate with existing trees, hedges and landscape features of amenity value and employ measures to enhance biodiversity. The Design SPD sets out principles relating to biodiversity enhancements which are to be applied to extensions and conversions of existing buildings as well as the design and layout of new buildings. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. However, Option B would set minimum and optimum density standards for certain areas through revised policy and the revised SPD. This approach may help guide higher levels of development to areas such as town centres which are likely to be of reduced value in terms of biodiversity. As such a significant positive effect is likely.</p>

SA Objectives	Option A	Option B	Justification
<p>2) Minimise pollution and protect and enhance air, water, and soils.</p>	+	+ + / -	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to ensure that the design of developments minimises the potential for pollution to existing surrounding uses. The Design SPD sets out principles in order to maximise opportunities for low carbon places by addressing both water and air quality management issues, in order to protect and enhance air, water and soils in the District. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with Policy CP3. However, Option B would set out minimum and optimum density standards for certain areas to be guided by the updated policy and in a revised SPD. Encouraging higher densities at areas such as the town centres of Cannock Chase is likely to help promote modal shift as different use types are placed in close proximity to each other and considering the stronger sustainable transport links at these locations. This may help to minimise the impact new developments makes in terms of air pollution. This approach is also likely to promote more efficient land use and reduce the need for development at greenfield sites in the District. However, sites allocated for high density development are likely to result in more concentrated effects of air pollution in particular as issues of congestion may result. As such a mixed significant positive and minor negative effect is likely in relation to this SA objective.</p>
<p>3) Ensure development makes efficient use of previously developed land and buildings.</p>	+	++	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 requires new developments to encourage the reuse of buildings and sympathetic repair to ensure that developments make efficient use of previously developed buildings. However, the policy does not provide guidance on the reuse of brownfield land. Furthermore, the Design SPD also sets out support for the reuse and adaptation of existing residential buildings. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with Policy CP3. However, Option B sets out minimum and optimum density standards required for certain areas to be guided through the updated policy and in a revised SPD. This could ensure a more efficient use of land in the District and may encourage the re-use of brownfield land. As such a significant positive effect is likely in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	++	++	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to optimise opportunities to minimise resource use, mitigate climate change impact and maximise energy efficiency to ensure delivery of sustainable design and construction. The Design SPD sets out guidance relating to the maximisation of opportunities for low carbon places with greater resilience to the impacts of climate change. This includes the guidance for mitigation and adaption to higher temperatures, flood risk and energy efficiency in both new and existing buildings. As such, a significant positive effect is expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD through Policy Option B could help to promote modal shift in the District and thereby help to minimise the contribution new development makes in terms of greenhouse gases released. Requiring a higher density of development in town centre locations is likely to place a higher number of uses in close proximity to stronger sustainable transport links in the District. A significant positive effect is therefore expected in relation to this SA objective.</p>
5) Reduce the risk of flooding.	+	+	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to optimise opportunities to mitigate climate change impact. This includes measures such as the incorporation of SuDS. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD is expected to help reduce the need for the development of greenfield land in the District. As such it may help to minimise any potential increase the area of impermeable surfaces in the District which is likely to benefit local flood risk. A minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
<p>6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	++	++/-	<p>Policy Option A would require the design of developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to ensure that the design of developments preserves and enhances the landscape, scenic beauty, character and appearance of the Area of Outstanding Natural Beauty and its setting. In addition, Policy CP3 requires design to be well related with existing townscape and character and enhance local distinctiveness. The Design SPD sets out guidance which promotes the design of development which would fit in with their surroundings as well as a preference for a traditional design. In addition, the SPD encourages the use of vegetated boundaries which is likely to help preserve and potentially enhance the existing character of the District. As such, a significant positive effect is likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD is expected to help reduce the need for the development of greenfield land in the District. It may also help to protect the undeveloped character of the more rural areas of the District. This approach would guide higher densities of development to the town centre locations however, which might be to detriment of the existing townscape. . A mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective.</p>
<p>7) Make sustainable use of resources and minimise waste generation.</p>	+	+	<p>Policy Option A would require the design of new development to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to ensure that development optimises opportunities to minimise resource use, mitigate climate change impact and maximise energy efficiency and to ensure the delivery of sustainable design and construction. The SPD supports Policy CP3 by setting out guidance to incorporate accessible recycling storage within sites, which is likely to help encourage the achievement of the waste hierarchy and minimise landfill waste. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD is expected to help reduce the need for the development of greenfield land in the District. This approach may help to encourage the re-use of previously developed land and buildings. A minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	++	++	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to promote ease of access and mobility within the development and from its surroundings, contributing to a network of attractive, well-connected spaces in sustainable locations with the safety of pedestrians, cyclists and other road users in mind. In addition, the Design SPD sets out guidance relating to the promotion of integrated walking and cycling networks at new developments and ensuring proximity to existing public transport facilities. This likely to help encourage modal shift. Therefore, a significant positive effect is likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore, setting minimum and optimum densities for certain areas through revised policy and the revised SPD is expected to help promote the use of sustainable transport modes such as cycling and walking, considering the more compact pattern of growth which would be achieved and the stronger transport links at town centre locations. A significant positive effect is therefore expected in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	+	+?	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. The Design SPD set principles for guiding the design of new residential development which will be ensure that they are of a high quality. As such, a minor positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. A revised SPD is also expected to include guidance relating to ensuring the incorporation of a high quality of design at new residential developments. At present however, the precise details of any revisions to the Design SPD are unknown. As such an uncertain minor positive effect is therefore expected in relation to this SA objective. An element of uncertainty is attached to the minor positive effect expected given that including additional minimum density standards for key areas through planning policy may prove inflexible in terms of responding to changes in local circumstances. This may affect delivery rates of housing at certain locations of the District.</p>

SA Objectives	Option A	Option B	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	Neither of the Policy Options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	++	++	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to ensure developments incorporate measures to design out crime and anti-social behaviour based upon Police guidance. In addition, the Design SPD sets out guidance to incorporate secure and safe design, setting out the importance for natural surveillance in line with advice from Staffordshire Police. A significant positive effect is therefore likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. A revised SPD is also expected to include guidance relating to ensuring that the design of new development is considerate of the potential for opportunities to prevent the occurrence of crime. A significant positive effect is therefore expected in relation to this SA objective.</p>
12) Improve public health and ensure health facilities are accessible for those in need.	+	+	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to optimise the promotion of 'active design' increasing opportunities for physical activity and community interaction. In addition, the Design SPD sets out requirement to enhance links between new developments and leisure spaces which is likely to help contribute to improvements in public health. A minor positive effect is therefore likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore, setting minimum and optimum densities for certain areas through revised policy and the revised SPD is expected to help to promote the use of more active modes of transport in the District to the benefit of health and wellbeing. As a minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
<p>13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.</p>	+	+/-?	<p>Policy Option A would require the design of development to be compliant with Policy CP3 and the Design SPD. Policy CP3 sets out the requirement for development to considerate of opportunities to enhance green infrastructure in the District and also supports development which would 'green the built environment'. It is expected that these elements of the policy are likely to help encourage outdoor recreation. Furthermore, the Design SPD sets out guidance relating to the provision of a suitable quality and quantity green space within proximity to new development which is likely to encourage outdoor leisure and recreation in the District. As such, a minor positive effect is therefore likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD could help to limit the need for the development of greenfield land in the District. As such the policy may help to reduce adverse impacts in terms of access to open spaces and the countryside where residents would otherwise be presented with opportunities to partake in outdoor recreation. Increasing development densities at town centre locations may however result in adverse impacts in terms of open space provision dependent upon the approach undertaken. A mixed minor positive and uncertain minor negative effect is therefore expected in relation to this SA objective.</p>
<p>14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.</p>	+	+	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to optimise the promotion of 'active design' increasing opportunities for physical activity and community interaction. It is likely that this approach would help to reduce the potential for isolation in the District. As such a minor positive effect is therefore likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore setting minimum and optimum densities for certain areas through revised policy and the revised SPD could help to promote access to services and facilities in the District by encouraging a more compact pattern of development. A minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	+	+	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 requires development to address the incorporation of high quality communications infrastructure of a sympathetic design. It is expected that the incorporation of this type of infrastructure will help to contribute towards the growth of the local economy. Therefore, a minor positive effect is likely on this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore Policy Option B could also help to maximise the contribution that specific sites and development densities make in terms of regenerating the local economy. Allowing for a high density of development may help to improve access for residents to employment opportunities. As such, a minor positive effect is expected in relation to this SA objective.</p>
<p>16) Enhance the town centres in order to protect and improve their vitality and viability.</p>	+	++	<p>Policy Option A would require the design of development to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to promote appropriate design in town centres such as high quality public space to ensure centres are well used. This is likely to help promote the vitality and viability of these locations. As such a minor positive effect is likely.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. This option is also likely to help to promote a higher level of density at town centre locations thereby helping to support their vitality. A significant positive effect is therefore expected on this SA objective.</p>

SA Objectives	Option A	Option B	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+	+/-?	<p>Policy Option A would require the design of new developments to be compliant with Policy CP3 and the Design SPD. Policy CP3 seeks to conserve and enhance the local historic environment including reuse of buildings and sympathetic repair, using the historic environment as a stimulus to high quality design and enhancing local character and distinctiveness. Furthermore, design options should be considered imaginatively to complement and enhance the character and appearance of the local area. In addition, the Design SPD sets out guidance that developments affecting Listed Buildings, Conservation Areas and Local List buildings and features should be supported by appropriate expertise to ensure the conservation and enhancement of the wider setting of historic features and landscapes. Therefore, a minor positive effect is likely in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of Policy CP3. Furthermore, creating site specific density requirements and a revised SPD under Policy Option B could help to maximise the contribution that specific sites have in terms of protecting and enhancing the historic environment, although the exact measures to be employed are currently uncertain. However, it is noted that there is a concentration of Listed Buildings and Conservation Areas in the town centres in the District. As such supporting a higher density of development at these locations through the revised SPD may result in the increased potential for impacts on the significance of their respective settings. As such an uncertain mixed minor positive and minor negative effect is expected in relation to this SA objective.</p>

Objective 2

Social Inclusion and Healthy Living Policy Options

Option A: Update and bolster existing Policy CP5 to include more emphasis on providing linkages and opportunities for healthy lifestyles, healthy eating, and mental health and wellbeing including reducing isolation. It could also include more on public safety issues. This would also need to include a link to the most up to date playing pitch and indoor sports strategies to inform developments on a case by case basis depending on local need. Standards for open space assessment would need to be based on updated evidence and set in Local Plan policy, and this would also include allocation of the Greenspace network at a District-wide level and any Local Green Space if appropriate. The policy should include a new section relating to air quality.

Option B: As per Option A but with further policy elaboration via supplementary planning documents.

Option C: As per Option A but make clear that the role of the greenspace network would be to allocate green spaces of strategic significance on a District scale (i.e. significant sites and sites which are key to delivering and maintaining green linkages and corridors as per updated evidence) and that it would be for local communities, through local policy i.e. neighbourhood plans, to designate smaller areas of green space which are of particular importance at the community level.

Option D: As per Option A and create separate policy for the Hatherton Branch canal restoration and seek to safeguard the canal route.

SA Objectives	Option A	Option B	Option C	Option D	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	+	++	++	<p>Policy Option A would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 provides no direct guidance on the protection and enhancement of biodiversity, flora and fauna and geodiversity. However, it is likely that through the policy requirement a number of indirect impacts will occur. Policy CP5 sets out the requirement that appropriate levels of green infrastructure such as parks, open space, woodland and allotments are provided alongside new development and these green areas also provide habitats for a range of biodiversity and flora and fauna species. Furthermore, alongside an updated policy CP5, an open space assessment will be required to guide policy to protect and support existing open spaces which is likely to benefit wildlife in the District. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of an updated version of Policy CP5 however further elaboration on policy would be provided through an updated SPD. It is likely that similar benefits to Option A, in terms of</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>allocating greenspace and providing further guidance in relation to standards for open space through the SPD, could be achieved. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Option C would require development to be compliant with the requirements of an updated version of Policy CP5. In addition, this policy option would clarify the role of the greenspace network. Greenspaces of local importance may be allocated via neighbourhood plans, to ensure they are designated and protected. It is likely that this policy option will help to protect greenspace which provide habitat and allow for habitat connectivity in the District. This policy may help to encourage the identification of smaller areas of green space for designation through made Neighbourhood Plans. Considering that it is not practical or manageable for the Local Plan to allocate every single greenspace this approach is likely to help protect a higher proportion of greenspace in the District. This will be dependent upon whether or not all areas in the District adopt neighbourhood plans and if Local Green Spaces are identified for protection through this process. As such an uncertain significant positive effect is likely in relation to this SA objective.</p> <p>Option D, similarly to the previous policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the updated Policy CP5, Option D requires the creation of a separate policy for the Hatherton Canal restoration, which seeks to safeguard it. It is expected that the safeguarding of the canal for restoration will offer specific opportunities for green corridors, and biodiversity enhancements. As such a significant positive effect is likely. 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. Therefore an element of uncertainty is attached to the effect for Option D.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+	+	+	+	All options would require the design of new developments to be compliant with an updated version of Policy CP5. The new policy should include a section relating specifically to air quality and is likely to be supportive of development which would not contribute to air pollution in the District. As such a minor positive effect is likely in relation to this SA objective for all options.

SA Objectives	Option A	Option B	Option C	Option D	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	+	+	++?	+	<p>Policy Option A would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 sets out the requirement to protect and make improvements to existing facilities. Furthermore, alongside the updated policy, an open space assessment will be required to provide policy to protect and support existing open spaces. As such the policy is likely to help protect open space and may guide new growth to areas of brownfield land in the District. As such a minor positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of an updated version of Policy CP5 alongside the provision of an elaborated SPD. It is likely that similar benefits to Option A, in terms of allocating greenspace and providing further guidance in relation to standards for open space through the SPD, could be achieved.. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option C would similarly to the previous policies require development to be compliant with the requirements of updated version of Policy CP5. In addition, this policy option will would clarify the role of the greenspace network. Greenspaces of local importance may be allocated via neighbourhood plans, to ensure smaller green spaces of local importance they are designated and protected. There is potential that the allocation of the greenspaces of strategic significance on a District scale in combination with support for the identification and protection of local green spaces through neighbourhood plans will reduce the use of greenfield development and encourage the efficient use of previously developed land. As such an uncertain significant positive effect is likely in relation to this SA objective.</p> <p>Option D, similarly to the previous policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the update policy, Option D requires the creation of a separate policy for the Hatherton Canal restoration, which would safeguard this land. As such it is likely that overall, similar benefits to Option A, in terms of allocating greenspace and providing further guidance in relation to standards for open space through the SPD, could be achieved. A minor positive effect is therefore in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	0	0	+	<p>Option D, similarly to the other policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the update policy, Option D requires the creation of a separate policy for the Hatherton Canal restoration, which would safeguard this land. The safeguarding of this land may allow for use of the canal for alternative modes of transport (for example via the waterway or along any associated towpath routes) which might reduce the potential for reliance upon journeys undertaken by private vehicle in Cannock Chase and any associated greenhouse gas emissions. A minor positive effect is expected in relation to this SA objective.</p> <p>It is not expected that any of the other policy options would have any direct effect in relation to this SA objective.</p>
5) Reduce the risk of flooding.	+	+	+	+	<p>All options would require the design of new developments to be compliant with an updated version of Policy CP5. It is expected that this approach would include allocation of the Greenspace network at a District-wide level and should help to protect areas of greenspace across the District. As such all policy options are likely to help preserve areas of greenfield which are likely to facilitate surface water infiltration in the District. The variations to the approach of the policy options is not expected to result in differing sustainability effects considering that the thrust of each policy option does not directly seek to address flood risk in the District. As such a minor positive effect is likely in relation to this SA objective for all options.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	+	+	+++?	++	<p>Policy Option A would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 sets out the requirement that appropriate levels of green infrastructure such as parks, open space, woodland and allotments and community facilities are incorporated into new developments. Furthermore, alongside an updated policy CP5, standards for open space assessment would need to be based on updated evidence for the District and as such the policy should respond to local circumstances. The provision of open space for communities is expected to likely to benefit local landscape/townscape and strengthen sense of place in the District. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of an updated version of Policy CP5 alongside the provision of an elaborated SPD. It</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>is likely that similar benefits to Option A, in terms of allocating greenspace and providing further guidance in relation to standards for open space through the SPD, could be achieved. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Option C would similarly to the previous policies require development to be compliant with the requirements of an updated version of Policy CP5. In addition, this policy option will clarify the role of the greenspace network. Greenspaces of local importance may be allocated via neighbourhood plans, to ensure smaller green spaces of local importance they are designated and protected. There is potential that the allocation of the greenspaces of strategic significance on a District scale in combination with support for the identification and protection of local green spaces through neighbourhood plans will result in more open space and being maintained in the plan area. This is likely to be of benefit of the landscape character of the District, considering that allocation of locally important greenspaces through neighbourhood plans is likely to reflect locally specific issues. This will be dependent upon whether or not all areas in the District adopt neighbourhood plans and if Local Green Spaces are identified for protection through this process. As such an uncertain significant positive effect is likely in relation to this SA objective. Option D, similarly to the previous policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the updated policy, Option D requires the creation of a separate policy for the Hatherton Canal restoration, which seeks to safeguard it. It is expected that the restoration of the disused canal will present opportunities for the enhancement the landscape as well as to contribute towards maintaining a strong sense of place in the District. As such a significant positive effect is likely in relation to this SA objective.</p>
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	0	0	0	+	<p>Option D, similarly to the other policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the update policy, Option D requires the creation of a separate policy for the Hatherton Canal restoration, which would safeguard this land. The safeguarding of this land may allow for use of the canal for alternative modes of transport (for example via the waterway or along any associated towpath routes) which might reduce the potential for reliance upon journeys undertaken by private vehicle in Cannock Chase. A minor positive effect is expected in relation to this SA objective.</p> <p>It is not expected that any of the other policy options would have any direct effect in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	-?	-?	-?	-?	<p>All options would require the design of new developments to be compliant with an updated version of Policy CP5. It is expected that this approach would include allocation of the Greenspace network at a District-wide level and should help to protect areas of greenspace across the District. As each option is likely to reduce the area of the District in which housing development is considered acceptable in planning terms. As such a minor positive effect is likely in relation to this SA objective for all options. It is likely that each option is still likely to leave an appropriate amount of land undesignated as to meet the local housing need. However the approach of each option may make areas which are otherwise highly to be sustainable in terms of potential housing delivery (for example in terms of access to services and facilities, etc.) unsuitable for new development. As such the minor negative effect is uncertain.</p>
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+	+	+	+	<p>All options would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 sets out that where appropriate new development should contribute towards educational facilities. It is therefore likely that each option will help to improve access to educational facilities in the District. A minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
11) Reduce crime and the fear of crime.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	++	++	++	++	<p>Policy Option A would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 sets out the requirement to incorporate health facilities and both indoor and outdoor recreation facilities in or within proximity of new development. Furthermore, alongside an updated policy CP5, an open space assessment will be required to provide policy to protect and support existing open spaces. The provision of high quality healthcare and sports facilities across the District will improve public health and ensure facilities are accessible. In addition, this Policy Option sets out the requirement to include a new section relating to air quality, which will likely offer guidance on improving air quality and may be to the benefit of public health in Cannock Chase. Therefore, a significant positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of an updated version of Policy CP5 alongside the provision of an elaborated SPD. As such similar effects to Option A are expected. A significant positive effect is therefore likely in relation to this SA objective.</p> <p>Option C would similarly to the previous policies require development to be compliant with the requirements of an updated version of Policy CP5. It would also incorporate the approach of Option A in terms of providing linkages and opportunities through the new policy to healthy lifestyles choices, healthy eating, and mental health and wellbeing including reducing isolation. In addition, this policy option will incorporate the District-wide green space in neighbourhood plans, to help support the designation of smaller green spaces of local importance through neighbourhood plans. The designation of green spaces will encourage their protection and they are more likely to serve local people as opportunities for physical activities in the future. As such a significant positive effect is likely in relation to this SA objective.</p> <p>Option D, similarly to the previous policy options, would require new development to be compliant with the requirements of an updated version of Policy CP5. It would also incorporate the approach</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>of Option A in terms of providing linkages and opportunities through the new policy to healthy lifestyles choices, healthy eating, and mental health and wellbeing including reducing isolation. Alongside, the updated policy, Option D would create a separate policy for the Hatherton Canal restoration, which would seek to safeguard it. The restoration of the Hatherton Canal is likely to allow for opportunities for recreation provision, through any associated towpaths created as well as use of the waterway itself. Increased potential for physical activities in the District is likely to help improve public health in Cannock Chase. As such a significant positive effect is expected in relation to this SA objective.</p>
<p>13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Policy Option A would require the design of new developments to be compliant with an updated version of Policy CP5. Policy CP5 sets out the requirement to incorporate parks, open spaces, playing pitches, cycling/walking routes and indoor sports facilities into and alongside new developments. Furthermore, alongside the updated policy, standards for open space assessment will need to be based on updated evidence which is likely to help support an appropriate level of open space provision in the District based on an up to date overview of the local situation. The provision of high quality indoor and outdoor sports facilities as well as open space across the District will ensure that facilities are protected and enhanced for leisure and recreation. Therefore, a significant positive effect has been identified in relation to this SA objective.</p> <p>Option B would similarly to Policy Option A, require development to be compliant with the requirements of an updated version of Policy CP5 alongside the provision of an elaborated SPD. As such similar effects to Option A are expected. A significant positive effect is likely in relation to this SA objective.</p> <p>Option C would similarly to the previous policies require development to be compliant with the requirements of an updated version of Policy CP5. In addition, this policy option would clarify the role of the greenspace network as to allocate green spaces of strategic significance on a District scale. This is likely to encourage the designation of locally important greenspaces through neighbourhood plans. As such a wide range of open spaces and other facilities which may encourage recreation activities in the District are likely to be protected and remain accessible. Therefore, a likely significant positive effect is expected in relation to this SA objective.</p> <p>Option D would also require new development to be compliant with the requirements of an updated version of Policy CP5. Alongside, the updated policy, Option D requires the creation of a separate</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					policy for the Hatherton Canal restoration, which it would seek to safeguard. There is potential that the restoration of the canal will encourage walking, cycling and water sports. Therefore, this policy option will likely create access to new leisure and recreation facilities. As such a significant positive effect is expected in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	+	+	+	All options would require the design of new development to be compliant with an updated version of Policy CP5. The update to the policy would place more emphasis on providing linkages and opportunities for healthy lifestyles, healthy eating, and mental health and wellbeing, including reducing isolation. As such while each policy option is unlikely to directly improve access to services and facilities, they are likely to be supportive of development which would help to address the issue of isolation in the District. A minor positive effect is therefore expected in relation to this SA objective for each option.
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	-?	-?	-?	-?	All options would require the design of new developments to be compliant with an updated version of Policy CP5. It is expected that this approach would include allocation of the Greenspace network at a District-wide level and should help to protect areas of greenspace across the District. As each option is likely to reduce the area of the District in which employment development is considered acceptable in planning terms. As such a minor positive effect is likely in relation to this SA objective for all options. It is likely that each option is still likely to leave an appropriate amount of land undesignated as to meet the need for employment in the District. As such the minor negative effect is uncertain.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

Objective 3

Overall Housing Growth Policy Options

Option A: Local Housing Need alone with no unmet need. Based upon current standard methodology the Districts' **local housing growth for the plan period of 2018-2036 would be 5,112 net dwellings (284 net dwellings per annum).**

Option B: Local Housing Need figure plus unmet need of an additional 500 dwellings giving a **total housing growth figure of 5,612 net dwellings for the District (2018-2036) or 312 net dwellings per annum.**

Option C: Local Housing Need figure plus unmet need of an additional 1,500 dwellings giving a **total housing growth figure of 6,612 net dwellings for the District (2018-2036) or 367 net dwellings per annum.**

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.**

SA Objectives	Option A	Option B	Option C	Option D	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	?	?	?	?	The effects of the options on biodiversity will depend largely on the location of residential sites identified to accommodate new housing growth. The appraisal of site options and the strategy options for meeting the housing growth requirements in the District undertaken separately show that a mix of effects on biodiversity is likely. As such the overall effect expected all four options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	?	?	?	?	The effects of the options in terms of pollution will depend largely on the location of residential sites identified to accommodate new housing growth. This will particularly relate to potential impacts on air quality at AQMAs in and in close proximity to the District, on water quality within Source Protection Zones and on loss of high value soils (those which have been identified as being of Grade 3 or higher in the Agricultural Land Classification). Impacts relating air quality will also be influenced by the volume of traffic in the District. Higher levels of growth may therefore have adverse impacts in terms of air pollution but may also provide the funding required to improve and support sustainable modes of transport which may help to encourage modal shift. The appraisal of site options and the strategy options for meeting the housing growth requirements in the District undertaken separately show that a mix of effects in relation to these identified issues is likely. As such the overall effect expected for all four options is uncertain.
3) Ensure development makes efficient use of previously developed land and buildings.	-?	-?	--?	--?	The effects of the options in terms of efficient land use will depend largely on the location of residential sites identified to accommodate new housing growth. However, all four options will provide for new housing growth in the District, and even if brownfield sites are prioritised, they are all likely to result in the development of some greenfield land which has limited potential for the re-use of materials, and could therefore have negative effect on this SA objective. Considering the particularly high levels of growth supported through Option C and Option D (which would result in the delivery of an additional 1,500 dwellings and 2,500 dwellings respectively) the negative effect for these options is likely to be significant. All effects identified in relation to this SA objective are uncertain given that the precise location of the growth is unknown at this stage.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	?	?	?	?	The effects of housing growth on this SA objective will depend in part on the design of new development and the incorporation of features such as renewable energy generation and SuDS which is unknown at this stage. However, the potential for promote modal shift may also help to reduce greenhouse gas emissions in the District. The appraisal of site options and the strategy options for meeting the housing growth requirements in the District undertaken separately show that a mix of effects in relation to this issue is likely. As such the overall effect expected for all four options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
5) Reduce the risk of flooding.	-?	-?	-?	-?	The effects of the options on flood risk will depend largely on the location of residential sites identified to accommodate new housing growth, particularly in relation to areas of high flood risk in Cannock Chase. The use of greenfield land for new development will also contribute to overall flood risk in the District through increasing impermeable surfaces. All four options would provide for additional housing growth in the District, and even if brownfield sites are prioritised, they are all likely to result in the development of some greenfield land, and could therefore have negative effects on this SA objective. A minor negative although uncertain effect is therefore likely.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	?	?	?	?	The effects of the options on flood risk will depend upon the location of residential sites identified to accommodate new housing growth, particularly in relation to areas of which have been identified as being sensitive to new development through the Landscape Character Assessment. Those residential developments which would proceed at locations which are within or in close proximity to the Cannock Chase AONB also have to adversely impact upon landscape character in the District. The appraisal of site options and the strategy options for meeting the housing growth requirements in the District undertaken separately has shown that a mix of effects in relation to these identified issues is likely. As such the overall effect expected for the three Policy Options is uncertain.
7) Make sustainable use of resources and minimise waste generation.	?	?	?	?	Levels of recycling are likely to be influenced by consumer behaviour and the incorporation of sustainable waste management systems within new developments. However, the provision of new development at brownfield sites may provide opportunities to re-use exist materials and buildings already onsite. The appraisal of site options and the strategy options for meeting the housing growth requirements in the District undertaken separately has shown that a mix of effects in relation to the re-use of brownfield land (and as such potentially encouraging of recycling in the District) is likely. As such the overall effect expected for all four options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	?	?	?	?	None of the Policy Options are expected to have a direct effect on sustainable transport – while housing growth may increase pressure on infrastructure (including roads) as a result of population growth, it is possible that such infrastructure would be provided at an appropriate level to support housing development. Effects on access to transport will also depend on the location of sites that are allocated for housing development in relation to existing sustainable transport nodes. The separate assessment of the sites considered for allocation and the strategy options for meeting the housing growth requirements in the District has shown that a mix of effects is likely given that some sites and locations would provide a high level of access to existing bus stops and railway stations while others are more isolated. As such the overall effect expected for all four options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	++/-	++	++/-?	++/-?	<p>Option A would provide housing based upon current standard methodology. This would meet the local housing need alone, thereby delivering 5,112 net dwellings. The provision of this high level of development would provide new residents within the District with suitable accommodation but would not help to address the wider need of the Greater Birmingham HMA. As such an overall mixed significant positive and minor negative effect is expected in relation to this SA objective.</p> <p>Option B would provide housing based upon current standard methodology plus unmet need of an additional 500 dwellings. This would give a total housing growth figure of 5,612 net dwellings for the District, thereby meeting the minimum capacity identified for the 'proportionate dispersal' option identified in the Strategic Growth Study. This option would result in an uplift of 13% above recent average delivery rates and would help to address the unmet need of the Greater Birmingham HMA. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Options C and D would provide housing based upon current standard methodology plus unmet need of an additional 1,500 and 2,500 dwellings respectively. This would give a total housing growth figure of 6,612 and 7,612 net dwellings for the District respectively. Furthermore these options would meet the median and maximum capacity identified for the 'proportionate dispersal' option identified in the Strategic Growth Study. These options would result in a particularly high uplift (34% and 54% respectively) above recent average delivery rates in the District and would help to address the unmet need of the Greater Birmingham HMA. It is expected that the high levels of uplift above recent delivery rates in the District may be difficult to achieve, thereby meaning the contribution to unmet need in the HMA may not be fully met. As such an overall mixed significant positive effect and uncertain minor negative is expected for Options C and D in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	?	?	?	?	None of the four options are expected to have a direct effect on access to educational facilities – while housing growth may increase pressure on infrastructure (including schools) as a result of population growth, it is possible that such infrastructure would be provided at an appropriate level to support housing development. Effects on access to education will also depend on the location of sites that are allocated for housing development in relation to existing schools and colleges. The separate assessment of the sites considered for allocation and the strategy options for meeting the housing growth requirements in the District has shown that a mix of effects is likely given that some sites and locations would provide a high level of access to existing education facilities while others are more isolated. As such the overall effect for all options is uncertain.
11) Reduce crime and the fear of crime.	0	0	0	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within new development sites which, depending 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 individual sites. Therefore, the likely effects of all four options are negligible.
12) Improve public health and ensure health facilities are accessible for those in need.	?	?	?	?	None of four options are expected to have a direct effect on access to healthcare facilities – while housing growth may increase pressure on infrastructure (including healthcare services) as a result of population growth, it is possible that such infrastructure would be provided at an appropriate level to support housing development. Effects on access to healthcare facilities in Cannock Chase will also depend on the location of sites that are allocated for housing development in relation to existing healthcare centres such as GPs surgeries and hospitals. The separate assessment of the sites considered for allocation and the strategy options for meeting the housing growth requirements in the District has shown that a mix of effects is likely given that some sites would provide a high level of access to existing healthcare facilities while others are more isolated. As such the overall effect for all options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	?	?	?	?	To support the level of housing growth set out in each option the allocation of new housing development sites would be required. Through the separate appraisal of the residential site options and the strategy options for meeting the housing growth requirements in the District it is apparent that a mix of effects is likely. Although most sites identified are located within close proximity of existing open spaces, some site options are located within the boundaries of existing open space designations and dependent upon the specific design of new development access to these facilities may be lost. Some larger residential sites may incorporate new open space. As such the overall effect likely for the four options is uncertain.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	?	?	?	?	To support the level of housing growth set out in each option the allocation of new housing development sites would be required. Effects on access to community services and facilities in Cannock Chase will depend mostly on the location of sites that are allocated for housing development in relation to existing such services and facilities. While the delivery of new homes in Cannock Chase may place increased pressures on existing services and facilities higher levels of growth could also provide the funding required to invest in such services and facilities. The separate assessment of the sites considered for allocation and the strategy options for meeting the housing growth requirements in the District has identified that growth options considered for the District could have a variety of effects. Those site options which are related most strongly to the town centres of Cannock, Hednesford or Rugeley are considered to provide the highest level of access to existing community services and facilities. As such the overall effect likely for all four options is uncertain.

SA Objectives	Option A	Option B	Option C	Option D	Justification
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	?	?	?	?	To support the level of housing growth set out in each option the allocation of new housing development sites would be required. Provision of additional housing within the District will not have a direct effect on increasing the number and range of employment opportunities available for local people, but it is likely to affect the number of working age people within the District seeking employment. The development of new homes on sites which currently provide employment opportunities may however reduce access to jobs in Cannock Chase. The separate appraisal of sites has identified that the majority of sites considered for allocation are not located on land which is currently in employment use and as such development at most locations would not adversely impact on employment opportunities in the District. As such the overall effect likely for all four options is uncertain considering the potential local increase in demand for employment opportunities dependent upon any rise in the number of residents of working age.
16) Enhance the town centres in order to protect and improve their vitality and viability.	?	?	?	?	Provision of a certain level of additional housing within the District, is unlikely to have a direct effect on this objective. In relation to housing development this objective will be most impacted upon where growth is to take place at locations which might encourage residents to undertake regular visits to town centre locations. The appraisal of sites considered for allocation and the strategy options for meeting the housing growth requirements in the District has identified that growth options considered for the District could have a variety of effects. As such an uncertain effect has been identified for all four options.

SA Objectives	Option A	Option B	Option C	Option D	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	?	?	?	?	To support the level of housing growth set out in each option the allocation of new housing development sites would be required. The effects of the options on historic environment will depend largely on the location of residential sites that are allocated in relation identified heritage assets. The potential site options and the strategy options for meeting the housing growth requirements in the District have been appraised separately and a mix of effects has been identified making use of Conservation Area Appraisals, information contained in the Staffordshire Historic Environment Record, the Historic Environment Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys where appropriate. Negative effects have been identified where development could have potential adverse impacts on the significance of heritage assets or their settings and where the site would fall within an area which has been identified as being highly sensitive to new development. Conversely positive effects have been identified where opportunities to enhance or improve the setting of heritage assets or the overall built environment exist. As such the overall effect likely for all four options is uncertain.

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.**

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+/--? ?	+/--?	+/--?	--?	--?	--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. It is expected that the relatively high level of growth supported over the plan period could result in adverse impact in terms of habitat loss, fragmentation and disturbance as a result of land take and associated human activities. While providing growth in urban areas and making use of brownfield land in particular may help to reduce potential impacts on biodiversity in the District, it is noted that the larger settlements in Cannock Chase contain some designated biodiversity sites. These include Etching Hill Local Wildlife Site in Rugeley and Hednesford Old Park and Hednesford Brickworks Local Wildlife Sites as well as Chasewater And The Southern Staffordshire Coalfield Heaths SSSI at Hednesford. The redevelopment of brownfield sites in the urban area may also allow for the incorporation of green infrastructure at these locations. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated. As such an overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. As such a similar effect to Option A is expected for these options. The development of the Rugeley Power Station site would result in the re-use of brownfield land which beyond the Trent</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>and Mersey Canal BAS is not in close proximity to any biodiversity sites. While it is accepted that brownfield land can hold importance for biodiversity reasons, in general it is considered that the development of greenfield land will have more adverse impacts in terms of biodiversity. The development of this site may furthermore present opportunities for the incorporation of green infrastructure. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated. An overall uncertain mixed minor positive effect and significant negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. In line with the NPPF consideration is firstly to be given to land which is <i>"which has been previously-developed and/or is well-served by public transport"</i>. Furthermore consideration would also need to be given to ways in which the <i>"impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality"</i>. Providing for a level of development at such locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation. While consideration is to be made for compensatory measures relating to environmental quality, fragmentation of surrounding habitats and recreational pressures in particular may still result as Green Belt land is developed. Furthermore providing extensions within the Green Belt to the north at Brereton and Rugeley may result in adverse impacts on Chetwynd's Coppice BAS and Cannock Chase SAC. Similarly Green Belt urban extensions to the south by Hednesford could potentially result in adverse impacts on Cannock Chase SAC, as well as Furnace Coppice</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>BAS and Beaudesert Golf Course Local Wildlife Site. Allowing for development by expanding the village boundaries through Option C3 could result in further adverse impacts on Castle Ring Local Wildlife Site by Cannock Wood, on Slitting Mill Brook by Slitting Mill, on Hazelslade Nature Reserve by Hazelslade and on a number of Local Wildlife Sites which surround Prospect Village. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated. As such an uncertain significant negative effect is expected in relation to this SA objective for Options C1, C2 and C3.</p>
<p>2) Minimise pollution and protect and enhance air, water, and soils.</p>	+/-?	+/-	+/-?	+/--?	--?	--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. This option would therefore deliver a high level of growth at locations where sustainable transport links are strongest and services and facilities are most accessible which may help to encourage modal shift. However, if this option was to allow for a level of infill growth at the villages of the District, this may encourage journeys to be undertaken by private car considering that services and facilities are likely to be less accessible. Furthermore AQMAS have been declared along roads which lead to Cannock, Norton Canes and Heath Hayes and allowing for a high level of growth at these locations may exacerbate existing air quality issues. Much of the northern portion of the District falls within a Source Protection Zone which takes in the south and western edges of Rugeley. Therefore, development at these locations has the potential to result in adverse impacts on water quality. There are no areas of Grade 1 or Grade 2</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>agricultural soil in the District, however, there are significant portions of Grade 3 agricultural soils to the south of Cannock and Norton Canes as well as to the south west of Rugeley. Focussing development within the urban areas of the District is likely to encourage the redevelopment of brownfield land although land take at larger sites such Norton Hall Lane/Butts Lane to the south of Norton Canes is likely to involve the development of areas of Grade 3 agricultural land. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B1 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. Development at the Rugeley Power Station site could deliver a minimum of 800 dwellings. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. The site comprises mostly brownfield land (although it is recognised that the northern portion of the site is currently open space the site is mostly Grade 4 agricultural land or urban land) and is not within a Source Protection Zone and therefore is not expected to result in additional adverse impacts on soils or water quality. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>redevelopment of the former Rugeley Power Station. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. By allowing for mixed use development at the Rugeley Power Station site this option could incorporate new services and facilities reducing the need for residents to travel on a regular basis, however this will be dependent upon what the level and type of service provision at the site. The site comprises mostly brownfield land (although it is recognised that the northern portion of the site is currently open space the site is mostly Grade 4 agricultural land or urban land) and is not within a Source Protection Zone and therefore is not expected to result in additional adverse impacts on soils or water quality. A mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". It is expected that the element of growth to be delivered as Green Belt urban extensions would provide new residents with a reduced level of access to services and facilities when compared to sites within the urban area in particular, however residents at these location may benefit from access to existing</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>sustainable transport links. Extensions of this nature may also provide opportunities for the incorporation of new services and facilities. This is less likely to be case for Option C3, given that it would distribute development to a higher number of Green Belt urban extensions as such reducing the potential for critical mass to be delivered to support this type of provision. Options C2 and C3 would provide growth at locations which is likely to increase the number of journeys made along routes which connect to the two AQMAs in the District which is likely to exacerbate existing air quality issues. Any new growth which Option C3 would support at the District’s villages is however likely to have a particularly reduced level of access to existing service provision and new residents would be required to travel to the larger settlements on a more regular basis. Delivering Green Belt urban extensions in the District is expected to involve the development of large amounts of greenfield land. Delivering growth in this manner to the south of Rugeley through Option C1 has the potential to result in development on Grade 3 agricultural soils at this location. This location also lies within a Source Protection Zone meaning there is potential for new development to adversely impact upon water quality. However, the extensive nature of the areas of Grade 3 agricultural soils to the south of the District means that Options C2 and C3 have the potential to adversely impact on a larger amount of higher quality agricultural soils. As such a mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Option C1. A significant negative effect is expected in relation to this SA objective for Options C2 and C3. The overall effects expected for these three options are uncertain given that they will depend in part on the incorporation of new services and facilities as part of any new development which comes forward.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
<p>3) Ensure development makes efficient use of previously developed land and buildings.</p>	+/-	++/-	++/-	+/--?	+/--?	+/--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. As such this option could encourage the more efficient use of land in the District by focussing much of the growth over the plan period at urban areas where brownfield is to be made use of, higher densities of development may be supported and the overall level of development may include the redevelopment of existing development sites. The relatively high level of growth required over the plan period would however mean that a high amount of greenfield land would also be required over the plan period. As such a mixed minor positive effect and minor negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. 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. As such these options would also allow for the redevelopment of a prominent brownfield site in the District. A mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. In line with the NPPF</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>consideration is firstly to be given to land which is “<i>which has been previously-developed and/or is well-served by public transport</i>”. Providing for a level of development at such locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation. This is uncertain however, as it is accepted that areas of brownfield may be present within the Green Belt. As such a mixed minor positive effect and uncertain significant negative effect is expected in relation to this SA objective for Options C1, C2 and C3.</p>
<p>4) Adapt to the impacts of, and minimise factors contributing to, climate change.</p>	++/-?	++/-	++/-?	++?/-	++?/-	++?/--	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. This option would therefore deliver a high level of growth at locations where sustainable transport links are strongest and services and facilities are most accessible which may help to encourage modal shift. This would help to reduce greenhouse gas emissions in Cannock Chase. However, if this option was to allow for a level of infill growth at the villages of the District, this may encourage journeys to be undertaken by private car considering that services and facilities are likely to be less accessible. A mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B1 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. Development at the Rugeley Power Station site could deliver a minimum of 800 dwellings. This site is relatively well related to the town centre at Rugeley and the local</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District and have negative implications in terms of greenhouse gas emissions. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. A mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some residents may still be required to travel by private vehicle in the District to the detriment of reducing greenhouse gas emissions. By allowing for mixed use development at the Rugeley Power Station site this option could incorporate new services and facilities reducing the need for residents to travel on a regular basis, however this will be dependent upon what the level and type of service provision at the site. The potential to promote modal shift will also be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. A mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". It is expected that the element of growth to be delivered as Green Belt urban extensions would provide new residents with a reduced level of access to services and facilities when compared to sites within the urban area in particular, however residents at these location may benefit from access to existing sustainable transport links. Extensions of this nature may also provide opportunities for the incorporation of new services and facilities. This is less likely to be case for Option C3, given that it would distribute development to a higher number of Green Belt urban extensions as such reducing the potential for critical mass to be delivered to support this type of provision. Furthermore any new growth which Option C3 would support at the District's villages is likely to have a particularly reduced level of access to existing service provision and new residents would be required to travel to the larger settlements on a more regular basis. Considering the large areas of land which are likely to be developed as part of any Green Belt urban extensions, opportunities for the incorporation of renewable energy developments may come forward which is likely to reduce greenhouse gas emissions. However, this will be dependent upon the design of any schemes which come forward. As such a mixed uncertain significant positive effect and minor negative effect is expected in relation to this SA objective for Options C1 and C2. A mixed uncertain significant positive effect and significant negative effect is expected in relation to this SA objective for Option C3.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
5) Reduce the risk of flooding.	+/-	+/-	+/-	+/--?	+/--?	+/--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. The urban areas of the District contain areas of Flood Zone 2 and 3 at the River Trent at Rugeley and Brereton and Rising Brook which passes through the District from north to south from Rugeley towards Cannock and Bridgtown. A relatively small area of the District falls within these areas of higher flood risk however and it is considered likely that new development could be accommodated without significantly increasing the overall level of fluvial flood risk. This approach could result in development of brownfield land as well as the loss of open spaces to new development and the delivery of higher density development. As such the approach could be both beneficial and to the detriment of surface water flooding in the District. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is a large area of brownfield land and development at this location is therefore unlikely to result in an increase in surface water flood risk which might otherwise occur due to an increase in impermeable surfaces. The northern portion of the site however falls partially within Flood Zone 2 and Flood Zone 3 at the River Trent. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. In line with the NPPF consideration is firstly to be given to land which is " <i>which has been previously-developed and/or is well-served by public transport</i> ". Providing for a level of development at such locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation. This is uncertain however, as it is accepted that areas of brownfield may be present within the Green Belt. While much of the Green Belt in the District is located outside of Flood Zone 2 and 3 the development of significant areas of greenfield as urban extensions has the potential significantly increase the area of impermeable surfaces, risk of run-off and surface water flood risk. Option 3 may result in development at the villages of the District. This includes Slitting Mill which takes in areas of Flood Zone 2 and 3 along Rising Brook. As such a mixed minor positive effect and uncertain significant negative effect is expected in relation to this SA objective for Options C1, C2 and C3.
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	+/-?	+/-?	+/-?	--?	--?	--?	Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. Delivering a high proportion of the new growth within the urban areas of the District is likely to result in the most sensitive landscapes accommodating a small amount of development. Most notably, adverse impacts on the AONB are likely to

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>be avoided through this approach. This option would furthermore result in a brownfield sites in these urban areas being redeveloped which could help to improve the townscape. Impacts on the landscape in the District will in part be dependent upon the design of development which comes forward over the plan period. As such an overall uncertain mixed minor positive effect and minor negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. These options would therefore have similar effects to Option A. The provision of a large amount of new development at the Rugeley Power Station site would involve the redevelopment of a large area of brownfield land and would not be in close proximity to the AONB. Impacts on the landscape in the District will in part be dependent upon the design of development which comes forward over the plan period. An overall uncertain mixed minor positive effect and minor negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". These options may result in the development of some brownfield land, however opportunities for this type of development are expected to be reduced within the Green Belt compared to urban locations. Furthermore each option would result in</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							development proceeding in the AONB as well as within the open countryside which the Green Belt designation seeks to protect. Land take at this location is likely to be to the detriment of the character of the AONB in particular. Option C3 would also potentially support development at the District's villages through expansion of the current settlement boundaries. The expansion of the settlement boundaries at Cannock Wood, Hazelslade & Rawsley and Prospect Village is likely to result in encroachment on the AONB. Impacts on the landscape in the District will in part be dependent upon the design of development which comes forward over the plan period. As such an uncertain significant negative effect is expected in relation to this SA objective for Options C1, C2 and C3.
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	0	0	Each option seeks to provide a strategy to deliver a level of growth which would meet housing requirements over the plan period. As such each option is expected to result in an increase in use of materials in the District. However, the distribution of growth over the plan period will not affect the rate of recycling and waste production in the District. This will be dependent most upon the decision of individual residents and businesses. The re-use of brownfield land may result in opportunities for the recycling of materials and buildings already onsite however this has been considered separately as part of SA objective 3. A negligible effect is therefore expected in relation to this SA objective for all options.
8) Encourage and facilitate the use of sustainable modes of transport.	++/-?	++/-	++/-?	++/-?	++/-?	++/--?	Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>spaces and redeveloped housing areas. This option would therefore deliver a high level of growth at locations where sustainable transport links are strongest and services and facilities are most accessible which may help to encourage modal shift. However, if this option was to allow for a level of infill growth at the villages of the District, this may encourage journeys to be undertaken by private car considering that services and facilities are likely to be less accessible. A mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B1 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. Development at the Rugeley Power Station site could deliver a minimum of 800 dwellings. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. A mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>sites within the existing urban areas. By allowing for mixed use development at the Rugley Power Station site this option could incorporate new services and facilities reducing the need for residents to travel on a regular basis, however this will be dependent upon what the level and type of service provision at the site. The potential for modal shift will also be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. A mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". It is expected that the element of growth to be delivered as Green Belt urban extensions would provide new residents with a reduced level of access to services and facilities when compared to sites within the urban area in particular, however residents at these location may benefit from access to existing sustainable transport links. Extensions of this nature may also provide opportunities for the incorporation of new services and facilities. This is less likely to be case for Option C3, given that it would distribute development to a higher number of Green Belt urban extensions as such reducing the potential for critical mass to be delivered to support this type of provision. Furthermore, any new growth which Option C3 would support at the District's villages is likely to have a particularly reduced level of access to existing service provision and new residents would be required to travel to the larger settlements on a more regular basis. As such a mixed significant positive effect and minor negative</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							effect is expected in relation to this SA objective for Options C1 and C2. A mixed significant positive effect and significant negative effect is expected in relation to this SA objective for Option C3. The effects expected in relation to this SA objective for these three options are uncertain considering that they are dependent in part upon the incorporation of new services and facilities.
9) Ensure all people are able to live in a decent home which meets their needs.	+/-	++/-	+/-	++/-	++	++	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. While this option would allow for the delivery of 3,200 new homes in the District it is not expected to supply land which would meet the minimum additional need for housing growth of 1,900 dwellings. As such a mixed minor positive effect and minor negative effect is expected to result in relation to this SA objective.</p> <p>Option B1 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. Development at the Rugeley Power Station site could deliver a minimum of 800 dwellings. As such this option would allow for the delivery of a level of new homes which is over the 3,200 homes expected to be delivered through Option A. However, it is still not expected that this option would provide for the additional level of housing growth required (minimum of 1,900 dwellings) alone. As such a mixed significant positive effect and minor negative effect is expected to result in relation to this SA objective.</p> <p>Option B2 would provide new homes in the District in the same pattern</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>as Option A, but would also allow for the employment-led/mixed use redevelopment of the former Rugeley Power Station. This option would therefore deliver a lower number of new homes at the Rugeley Power Station site than Option B1. As such this option would allow for the delivery of a level of new homes which is over the 3,200 homes expected to be delivered through Option A. However, this option would deliver significantly fewer homes than Option B1 and furthermore is unlikely provide for the additional level of housing growth required (minimum of 1,900 dwellings) alone. As such a mixed minor positive effect and minor negative effect is expected to result in relation to this SA objective.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C1 would deliver these new dwellings at urban extensions at the urban edges of Rugeley and Brereton where there are relatively fewer site options with less housing capacity. Option C2 would deliver new dwelling at the urban edges of Cannock/Hednesford/Heath Hayes and Norton Canes where there is greater housing capacity compared to the Rugeley/Brereton urban area meaning that the required level of housing over the plan period is more likely to be met. Option C3 would allow for testing all of the suggested urban extension site options across the District. As such while a significant positive effect is expected in relation to this SA objective for Options C1, C2 and C3, a minor negative effect is expected in combination for Option C1.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
<p>10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.</p>	+	+?	+?	+/-?	+/-?	+/-?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. As such this option would provide a high proportion of growth at urban locations where there is access to a wider range of educational facilities. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the existing educational facilities (most notably Churchfield Church of England Primary School, Redbrook Hayes Community Primary School, Chancel Primary School, St. Joseph's Catholic Primary School and Hob Hill Church of England/Methodist Primary School which are within 1.0km) within Brereton and Rugeley. While this relationship between the site and the identified facilities may help to promote educational attainment in the District, the level of access to facilities within the settlements is likely to be dependent in part on the incorporation of sustainable transport links to serve the new development. As such an uncertain minor positive effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							consider extending the current settlement boundaries of the Districts' villages. Much of the growth through these options would be provided as urban extensions which are likely provide a reasonable but reduced level of access to existing educational facilities, particularly when compared to growth provided within the existing urban areas. Considering the large area of land which is likely to be developed as part of any Green Belt urban extension there may be opportunities for the incorporation of new educational facilities. This will be dependent upon the design of new schemes which come forward. The distribution of growth to a higher number of Green Belt urban extensions as supported through Option C3, is less likely to provide the critical mass to support the incorporation new education facilities. Furthermore providing growth which would result in the extension of the current settlement boundaries of the Districts' villages through Option C3 is likely to result in a number of new residents having a reduced level of access to educational facilities. Prospect Village and Cannock Wood are both located more than 1.0km from the nearest educational facility. As such a mixed minor positive effect and minor negative effect is expected in relation to this SA objective for Options C1 and C2. A mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Option C3. The overall effects expected for each of these three options are uncertain given that they will depend in part on the incorporation of new education facilities.
11) Reduce crime and the fear of crime.	0	0	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are	+/-?	+/-?	+/-?	+/-?	+/-?	+/--?	Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
accessible for those in need.							<p>1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. As such this option would provide a high proportion of growth at urban locations where there is access to a wider range of healthcare facilities. This includes Cannock Chase Hospital within Cannock, as well as several GP surgeries which are located within Rugeley, Brereton, Heath Hayes and Norton Canes. This option may however result in the loss of some existing areas of open space dependent upon whether any areas of open space within the urban areas are selected for development. As such there may be a detrimental impact in terms of providing space where residents can partake of physical activities. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the existing healthcare facilities (most notably Brereton Surgery and Aelfgar Surgery which are within 1.0km) as well as open spaces within Brereton and Rugeley. While this relationship between the site and the identified services and facilities may help to promote health and wellbeing including physical wellbeing, the level of access to facilities within the settlements is likely to be dependent in part on the incorporation of sustainable transport links to serve the new development. There is an area of open space within the site to the north which might be lost to development. However, considering the relatively high level of growth which could be accommodated at the Rugeley Power Station site these options could provide a lower proportion of growth within the urban areas and may therefore reduce</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>pressures to develop areas of open space at other locations in the District. As such a mixed minor positive effect and uncertain minor negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. As such these options would provide new residents with access to the open countryside at Green Belt locations which may help to encourage more active lifestyle choices. However, while much of the growth through these options would be provided as urban extensions which are likely provide a reasonable level of access to existing healthcare facilities and areas of open space at the urban areas the development of Green Belt is likely to reduce access to the open countryside for current residents of the District. Considering the large area of land which is likely to be developed as part of any Green Belt urban extension there may be opportunities for the incorporation of new healthcare facilities. This will be dependent upon the design of new schemes which come forward. This is less likely to be case for Option C3, given that it would distribute development to a higher number of Green Belt urban extensions as such reducing the potential for critical mass to be delivered to support this type of provision. Providing growth which would result in the extension of the current settlement boundaries of the Districts' villages (Option C3) is likely to result in a number of new residents having a reduced level of access to healthcare facilities. Slitting Mill and Cannock Wood are both located more than 1.0km from the nearest healthcare facility. As such a mixed minor positive effect and minor negative effect is expected in relation to this SA objective for Options C1 and C2. A mixed minor positive effect</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							and significant negative effect is expected in relation to this SA objective for Option C3. The effects expected in relation to these three options are uncertain given that they are dependent in part upon the incorporation of new healthcare facilities.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	+/-?	+/-?	+/-?	+/--?	+/--?	+/--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. As such this option would provide a high proportion of growth at urban locations where there is access to a wide range of existing open spaces as well as recreation facilities in particular. This option may however result in the loss of some existing areas of open space dependent upon whether any areas of open space within the urban areas are selected for development. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the wide range of open spaces and recreational facilities within Brereton and Rugeley. This includes the Trent and Mersey Canal which is within close proximity to the south of the site. The level of access to facilities at these settlements is likely to be dependent in part on the incorporation of sustainable transport links to serve the new development. Land at Rugeley Power Station includes an area of open space to the north which may be lost to development. The large area of land incorporated at the Rugeley Power Station site may allow for the provision of new</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>open space at this location, however, this will be dependent on the design of any new development which comes forward. Furthermore considering the relatively high level of growth which could be accommodated at the Rugeley Power Station site these options could provide a lower proportion of growth within the urban areas and may reduce pressures to develop areas of open space in the District. As such a mixed minor positive effect and uncertain minor negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. As such these options would provide new residents with access to the open countryside at Green Belt locations. However, while these options would be provided as urban extensions which are likely provide a reasonable level of access to existing areas of open space and a range of recreational facilities at the urban areas, the development of Green Belt is likely to reduce access to the open countryside for current residents of the District. Therefore the current level of access some residents have to an important resource for recreation may be reduced. It is recognised that there may be potential for the incorporation of new areas of open space at any Green Belt urban extensions which might help to offset the potential loss of access to the wider countryside. As such a mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Options C1, C2 and C3. The overall effect expected in relation to this SA objective for these three options is uncertain given that it will depend in part on the incorporation of new areas of open space at the Green Belt urban extensions.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++	+?	+	+?/-	+?/-	+?/--	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. As such this option would provide a high proportion of growth at urban locations where there is access to a wide range of existing services and facilities. Furthermore allowing for a level of infill development at the villages of the District while providing new residents with a reduced level of access compared to the larger settlements, may help to support continued service provision at these locations. A significant positive effect negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley Power Station. This site is relatively well related to the existing services within Brereton and Rugeley to the south and south west. The level of access to services and facilities at these settlements is likely to be dependent in part on the incorporation of sustainable transport links to serve the new development. As such an uncertain minor positive effect is expected in relation to this SA objective for Option B1. As the development supported at the Rugeley Power Station site through Option B2 may include a mix of uses which is likely to improve access to services and facilities for new residents the minor positive effect is not uncertain.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These three options would also provide new homes at Green Belt urban extensions</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. While these options would be provided as urban extensions which are likely provide a reasonable level of access to services and facilities at the urban areas. it is likely to this level of access is would be reduced when compared to that experienced by residents at more urban locations. It is recognised that the delivery of a high level of growth at larger Green Belt urban extensions may support the provision of new services and facilities, however, any delivery of these types of provisions is uncertain at this stage. As such a mixed uncertain minor positive effect and minor negative effect is expected in relation to this SA objective for Options C1 and C2. Option C3 would allow for the extension of settlement boundaries at the Districts' villages and could potentially result in a high number of residents having reduced access to services and facilities at these locations considering their less developed nature. Furthermore the potential to deliver substantial services and facilities at the Green Belt urban extensions through Option C3 is likely to be reduced. As this option would distribute development across a higher number of extensions it is less likely that critical mass required to support this type of provision would be supplied. As such a mixed uncertain minor positive effect and significant negative effect is expected in relation to this SA objective for Option C3.</p>
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision	+/-?	+/-?	+++	+/-?	+/-?	+/-?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
of new sites.							<p>spaces and redeveloped housing areas. New residents within the urban area are likely to be provided with a good level of access to existing employment sites as well as sustainable transport links which could provide access to employment opportunities further afield. However, as this option would allow for a high proportion of growth to occur in urban areas, existing employment sites may be required to support new housing growth which may result in less certainty in terms of attracting inward investment unless similarly suitable employment sites are identified elsewhere. Furthermore allowing for a level of growth at smaller villages in the District would mean that some residents would have a reduced level of access to employment opportunities. As such a mixed minor positive effect and uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option B1 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. Development at the Rugeley Power Station site could deliver a minimum of 800 dwellings. This option would have similar effects to Option A. Furthermore new residents at the Rugeley Power Station site would be provided with a relatively good level of access to existing employment opportunities at Brereton and Rugeley. This level of access is likely to in part be dependent upon the incorporation of sustainable transport links to serve the new development. Providing growth at the Rugeley Power Station site is likely to result in a lower proportion of development being focussed within the urban areas which may reduce the need to develop existing employment land. The provision of resident development only at this location would not replace the previous employment uses at this location. An overall mixed minor positive effect and uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>redevelopment of the former Rugeley Power Station. This option would therefore provide a large area of additional employment land in the District which is likely to be accessible to the residents of Brereton and Rugeley, as well as the any residential development provided at the site. The accessibility of the site for residents at other locations is likely to be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. Overall it is t expected that this option would provide new employment land in the District which would help compensate for any redevelopment of existing employment sites at the urban areas. As such a significant positive effect is expected in relation to this SA objective. The effect is uncertain given that accessibility of the new employment and for residents at other locations is likely to be dependent in part upon the incorporation of new/improved sustainable transport links.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". While it is noted that the peripheries of the larger settlements of the District contain some larger employment sites, in general it is expected that the element of growth to be delivered as Green Belt urban extensions would provide new residents with a reduced level of access to a wider range of employment opportunities when compared to sites within the urban area in particular. However residents at these locations may benefit from access to existing sustainable transport links which would provide access to employment opportunities further afield. This will in part be dependent upon the incorporation of new sustainable transport links.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>These options are expected to provide a lower proportion of growth at the urban areas and therefore are likely to result in a smaller amount of existing employment land being required to be developed for housing. Any new growth which Option C3 would support at the District's villages is however likely to have a particularly reduced level of access to existing employment opportunities. As such a mixed minor positive effect and uncertain minor negative effect is expected in relation to this SA objective for Options C1 and C2. A mixed minor positive effect and uncertain significant negative effect is expected in relation to this SA objective for Option C3.</p>
<p>16) Enhance the town centres in order to protect and improve their vitality and viability.</p>	++	+	+	+	+	+?	<p>All options would provide new housing at the urban areas of the District spread between Cannock, Hednesford and Heath Hayes (2,100 homes), Rugeley and Brereton (400 homes) and Norton Canes (700 homes). As such they would allow for the highest levels of growth within the strategic sub-regional centre of Cannock and town centres of Rugeley and Hednesford and this approach is likely to help protect the vitality and viability of these locations. As Option A would not support the delivery new development over the plan period at the Rugeley Power Station site or at Green Belt Urban extensions it is expected that this option would focus the highest proportion of new growth at locations which are most closely related to town centres in the District. This option is also expected to deliver a proportionate level of growth within the village settlement boundaries. This could help to maintain the vitality and viability of these locations. As such the positive effect expected in relation to this SA objective for Option A is likely to be significant. The positive effect expected in relation to Options B1, B2, C1 and C2 is likely to be minor. Option C3 may allow for some additional growth at the District's villages as an extension of the current settlement boundaries, which may help to encourage service provision. However, the higher number of locations to be considered for growth is likely to result in a wider distribution of development which is less likely</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							to promote vitality and viability in the District. Furthermore the provision of growth which may encourage service growth at the District's villages may discourage residents from making use of the town centre locations and adversely impact upon their vitality and viability. This will be dependent upon the type and level of service provision which the village extensions would support. As such the minor positive effect expected in relation to this SA objective for Option C3 is likely to be uncertain.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+/--? ?	+/--?	+/--?	--?	--?	--?	<p>Option A would provide 3,200 dwellings at sites which are currently identified on brownfield and greenfield land within the urban areas. Additional land would need to be identified to deliver a minimum of 1,900 dwellings over the plan period which might involve infill developments within the village settlement boundaries, allowing for higher densities of development on new, currently unidentified sites and identifying additional urban sites such as employment land, open spaces and redeveloped housing areas. The urban areas of Cannock Chase contain a relatively high number of heritage assets most notably at Rugeley and Brereton in particular, where there are a number of Conservation Areas (including Trent and Mersey Canal Conservation Area and Rugeley Town Centre Conservation Area) and associated Listed Buildings. Delivering a high proportion of growth towards these areas may result in adverse impacts in terms of the setting of these heritage assets, although there may be potential for enhancement of local character particularly where brownfield sites are redeveloped. Any effect on the historic environment will be dependent in part on the design of new development which comes forward. As such an overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the housing-led or employment-led/mixed use redevelopment of the former Rugeley</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							<p>Power Station. These options would therefore have similar effects to Option A. Furthermore the Rugeley Power Station site is located in close proximity to the Trent and Mersey Canal Conservation Area as well as a number of Listed Buildings within this Conservation Area. The provision of a large amount of new development at this location would involve the redevelopment of a large area of brownfield land, but has the potential to impact upon the setting of the identified heritage assets. Any effect on the historic environment will be dependent in part on the design of new development which comes forward. An overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1, C2 and C3 would provide 3,200 dwellings at sites within the urban areas and the former Rugeley Power Station. These options would also provide new homes at Green Belt urban extensions in order to meet the additional levels of housing growth (minimum of 1,900 dwellings) required over the plan period. Option C3 would also consider extending the current settlement boundaries of the Districts' villages. In line with the NPPF consideration is firstly to be given to land which is "<i>which has been previously-developed and/or is well-served by public transport</i>". While these options (particularly Option C2 which would not provide urban extensions around Rugeley and Breerton which have a particularly high concentration of heritage assets) may result in the development of some brownfield land, opportunities for this type of development are expected to be reduced within the Green Belt compared to urban locations. The land take which is expected is likely to be to the detriment of the existing character of the District. Any new growth which Option C3 would support at the District's villages is expected to have a particular adverse impact on the existing character of these locations which is dependent in part upon the reduced level of existing development. Any effect on the historic environment will be dependent in part on the design of new development which comes forward. As such an uncertain significant</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Option C3	Justification
							negative effect is expected in relation to this SA objective for Options C1, C2 and C3.

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.

SA Objectives	Option A	Option B	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
5) Reduce the risk of flooding.	0	0	Neither of the policy options considered would have a direct effect on this 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.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	++	++/-?	<p>Policy Option A would update the strategic policy to reflect the updated overall affordable housing need and set an updated District-wide affordable housing percentage requirement, in line with new national policy. The policy option sets out the requirement for affordable housing provision for schemes of 10 dwellings or more. This policy option provides a degree of flexibility, in that off-site financial contributions will be acceptable in lieu of on site provision in exceptional circumstances. This option will also allow for the continued review of viability on large sites over a 2 year period and as such is likely to be responsive to any changes in local circumstances. Policy Option A will therefore help to ensure a sufficient provision of affordable housing across the District that will provide communities with decent homes. Furthermore this option is unlikely to be overly onerous in terms of requiring the provision of affordable housing given that it allows for flexibility where viability issues may emerge. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Option B, will combine Option A with the implementation of specific affordable housing requirements for large site allocations. It is expected that the consideration of site specific affordable housing requirements on large sites will differ from the District requirement. In general it is considered likely that viability issues are less likely to emerge at larger sites and this approach is likely to help achieve the delivery of a significant amount of affordable homes at many sites. Furthermore this policy option would focus on specific sites in the District and therefore is likely to be considerate of any particular viability issues which might arise. Requiring site specific viability assessments at larger sites is also expected to help identify any potential for viability issues. However, the less flexible nature of this approach may impact upon the viability of housing schemes by setting a specific affordable housing requirement at some larger sites which may hinder the rate of delivery of new homes in the District. The reduced flexibility of this policy option means that it is likely to be less responsive to any changes in local circumstances which emerge over the plan period. As such, an uncertain mixed significant positive and minor negative effect is likely in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

Housing Mix Policy Options

Option A: Continue with current policy approach of encouraging appropriate mix of housing sizes, types and tenures for different groups in the community on a District wide basis, informed by the Housing Needs Assessment.

Option B: Require specific percentages for mix of housing sizes, types and tenures for different groups in the community on individual sites, informed by the Housing Needs Assessment.

Option C: In combination with Option A, require specific percentages for mix of housing sizes, types and tenures for different groups in the community on large site allocations only.

Option D: In combination with other Options, allocate specific sites for different housing needs e.g. 100% affordable housing sites, sites for care homes, self-build sites.

SA Objectives	Option A	Option B	Option C	Option D	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
5) Reduce the risk of flooding.	0	0	0	0	None of the policy options considered would have a direct effect on this 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.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	++	++?	++	+/-?	Policy Option A would continue with the current policy approach based on existing evidence with the potential for further elaboration in a Supplementary Planning Document. This policy option sets out requirement to encourage an appropriate mix of housing sizes, types and tenures to cater to all groups in the community. This will be informed by the Housing Needs Assessment. It is expected that the precise housing mix will be determined by negotiation for each individual site. This approach is to be tailored to reflect the new national policy position and the most current local context and as such is likely to provide a

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>degree of flexibility as to respond to changes in local circumstances. It is likely that the policy option will help steer proposals at individual site to meet the needs of the community and ensure a mix of homes which are suitable for all. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Option B sets out the requirement for specific percentages for housing sizes, types and tenures for individual sites to comply with. This will be able to specify the exact requirement per site which will be in line with local evidence of needs as informed by the Housing Needs Assessment. This approach is likely to ensure each housing scheme delivers the desired housing mix for the needs of the community. While this approach would reflect new national policy and the most current local context it may be less flexible in terms of responding to any change in local circumstances over the plan period. As such, an uncertain significant positive effect has been identified in relation to this SA objective.</p> <p>Policy Option C would require specific housing percentage requirements for a mix of size, tenures and type on large sites allocations only. It is likely that this policy options will ensure that larger sites will accommodate a greater range of housing mix. This approach is reflective of the ability of larger sites to accommodate a greater range of housing mix and could provide more certainty in providing for the needs of the District in terms of housing mix. While there may be some uncertainty attached to the potential for smaller sites to contribute to an appropriate housing mix for the District, these sites are likely to contribute to a smaller proportion of the overall housing growth over the plan period and furthermore possess reduced ability to facilitate a wide range of housing sizes, types and tenures. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Policy Option D would set requirement to allocate specific sites for different housing needs; for examples certain sites could specifically accommodate affordable housing or a care home. This approach is likely to help meet the required mix of homes in the District if appropriate proposals come forward. However, viability issues are likely to emerge for less profitable schemes such as those which accommodate affordable housing alone. It is noted that this approach might present opportunities for organisations who focus housing provision around these more specialist housing types. This may give some additional scope for the delivery of low cost housing by groups including housing associations and care home providers, as well as providing flexibility to allow for self and custom build homes, which is</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					being encouraged by the Government through the NPPF This option may, however, also lead to exclusion within the community by discouraging community cohesion. Therefore, an uncertain mixed minor positive and minor negative effect is expected in relation to this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	+	+	+/--?	<p>Policy Options A, B and C would help to encourage a mix of housing sizes, types and tenures for different groups in the community at a variety of sites in the District. This is likely to help promote community cohesion and prevent issues of isolation in the District. As such a minor positive effect is expected for Option A, B and C in relation to this SA objective.</p> <p>Option D would result in the allocation of specific sites for different housing needs. As such specific sites could be allocated with consideration for specific uses; e.g. locating housing for older people nearer to town centres for accessibility of services. Considering the finite supply of sites in the District this approach could be of benefit to some groups in terms of their access to essential services and facilities but detrimental to others. This approach is furthermore likely to be detrimental in terms of the promotion of community cohesion and may therefore result in issues of increased isolation in the District. As such an overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective</p>
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

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.

SA Objectives	Option A	Option B	Option C	Option D	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	?	-	-?	?	<p>The level of growth required to accommodate Gypsy, Traveller and Travelling Showpeople housing needs in the District is expected to be minimal when compared to the level of overall housing growth in the District. As such impacts on biodiversity assets in the District are likely to be comparatively minimal.</p> <p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying sensitivities in terms of biodiversity and geodiversity. Planning policy would continue to require potential impacts on biodiversity and geodiversity to be mitigated. As such an uncertain effect is expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. The potential to limit greenfield land take may minimise the likelihood of impacts on habitat connectivity. However, the 'Area of Search', which is located to the south east of the District is in close proximity to and takes in a number of biodiversity sites.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>Most notably this includes part of the Chasewater And The Southern Staffordshire Coalfield Heaths SSSI and Cannock Extension Canal SAC and SSSI as well as a number of Sites of Biological Importance (SBI's) and Biodiversity Alert Sites (BAS's). As such detriment impacts may result on these biodiversity sites. A minor negative effect is therefore expected in relation to this SA objective for Options B and C. The effect is uncertain for Option C considering that this option would result in the current 'Area of Search' being expanded. This option is still likely to result in the allocation of Green Belt sites.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations, but planning policy would continue to require potential impacts on biodiversity to be mitigated. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt, however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward and this option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation in relation to biodiversity sites. As such an uncertain effect is expected in relation to this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	?	--	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations meaning the potential impacts on water, air and soil quality in the District is unknown given that different locations will have different constraints. Planning policy would continue to require potential impacts in terms of pollution to be mitigated. As such an uncertain effect is expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to <i>'land which has been previously-developed and/or is well-served by public</i></p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p><i>transport</i>'. The potential to limit greenfield land take may minimise the likelihood of impacts on soils of higher agricultural value. However, the 'Area of Search', which is located to the south east of the District takes in areas of Grade 3 agricultural soils. This part of the District is also in close proximity to AQMAs along the A5 and at Five Ways Island and therefore development has the potential to exacerbate existing air quality issues. A significant negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for areas of greenfield to be developed (considering the wider character of this designation). Development within the Green Belt is also likely to result in an increased number of journeys to services and facilities and employment opportunities. Many of these journeys may be required to be undertaken by private vehicle and it is expected that this requirement would contribute to air pollution in the District. A minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations, but planning policy would continue to require potential impacts in relation to pollution to be mitigated. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the potential for high levels of greenfield land take and any contribution the development makes in terms of air or water pollution in the District. As</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					such an uncertain effect is expected in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	?	+/-?	-?	+/-	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations and therefore the potential for the re-use of brownfield land is unknown. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1) to varying degrees. This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to 'land which has been previously-developed and/or is well-served by public transport'. As such development of brownfield land within the Green Belt may result, but it is likely that some development may occur at greenfield at these locations consider the Green Belt's mostly undeveloped character. However, the 'Area of Search', which is located to the south east of the District, takes in areas including and surrounding Norton Canes which is likely to include a number of brownfield sites at the urban area. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B. Option C is likely to include the allocation of some Green Belt land, much of which is currently undeveloped. This approach will also take in a variety of locations which would include land which is of unknown condition in terms of being greenfield or brownfield. As such an uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Allowing for the development of standard housing and accommodation for gypsy, traveller and travelling showpeople together is likely help promote a more efficient use of land in the District, by supporting the incorporation of a mix of uses at a given site. It is recognised that any new growth provided in this manner is likely to result in a level of greenfield take as part of new housing growth in Cannock Chase. As such a mixed minor positive effect and minor negative effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	?	+/-?	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to services and facilities, sustainable transport links and employment opportunities which might have impacts in terms of emissions of greenhouse gas. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. As such there may be opportunities for the allocation of sites to result in the promotion of modal shift in Cannock Chase which would be beneficial in terms of greenhouse gas emissions. It is accepted however that many locations within the Green belt are likely to be poorly related to services and facilities and employment opportunities and may result in increasing numbers of journeys being made. As such there may be a detrimental impact in terms of the District's contribution to climate change. The 'Area of Search' includes land in and around Norton Canes however which is a local centre and development at such locations is likely to reduce the need to travel long distances in the District. A mixed minor positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for longer journeys to be required to services and facilities and employment opportunities in the urban areas on a more regular basis. Many of these journeys may be required to be undertaken by private vehicle and it is expected that this requirement would increase the contribution the District makes in terms of climate change. A minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the contribution this type of development would make in terms of greenhouse gas emissions in the District. As such an uncertain effect is expected in relation to this SA objective.</p>
5) Reduce the risk of flooding.	?	-	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations and therefore the potential for development to proceed on greenfield land and could have impacts in terms of infiltration of surface water is unknown. It is expected that planning policy will apply as to guide development away from higher areas of flood risk and require mitigation measures (such as SuDS) which would help to reduce the potential for increases in flood risk. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1) to varying degrees. This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to <i>'land which has been previously-developed and/or is well-served by public transport'</i>. As such development of brownfield land within the Green Belt may result. The 'Area of Search', which is located to the south east of the District, takes in areas including and surrounding Norton Canes which is likely to include a number of brownfield sites at the urban area. However, it is likely that some development may occur at greenfield within the Green Belt considering its mostly undeveloped character.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>Development of this type of land may impact the infiltration of surface water considering that the area of impermeable surfaces would be increased in the District. Areas of Flood Zone 2 and 3 are present within the 'Area of Search' to the west by Wash Brook, however considering the small amount of land taken in, it is likely that development could be directed to avoid these areas. A minor negative effect is therefore expected in relation to this SA objective for Option B. Option C is likely to include the allocation of some Green Belt land, much of which is currently undeveloped. The 'Area of Search' would be extended to the entire District. This approach will take in a variety of locations which would include land which is of unknown condition in terms of being greenfield or brownfield. As such an uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the contribution this type of development would make in terms of increase flood risk in the District. As such an uncertain effect is expected in relation to this SA objective.</p>
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	?	+/-?	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with landscapes of varying sensitivities likely to be impacted upon. Impacts relating to landscape sensitivity are likely to be addressed through the planning application process. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1) to varying degrees. This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>consideration is to be given to 'land which has been previously-developed and/or is well-served by public transport'. As such development of brownfield land within the Green Belt may result, but it is likely that some development may occur at greenfield at these locations consider the Green Belt's mostly undeveloped character. However, the 'Area of Search', which is located to the south east of the District, takes in areas including and surrounding Norton Canes which is likely to include a number of brownfield sites at the urban area. Furthermore this approach would reduce the potential for gypsy, traveller and travelling showpeople housing development being delivered within the AONB, considering that this designation falls outside of the 'Area of Search'. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B. Option C is likely to include the allocation of some Green Belt land, much of which is currently undeveloped. This approach will also take in a variety of locations which take in land which is of unknown condition in terms of being greenfield or brownfield. This approach may furthermore allow for the development of land within the AONB, given that the 'Area of Search' for the allocation of sites would be extended to the whole District. As such an uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations, but planning policy would continue to require potential impacts in relation to landscape sensitivity to be mitigated. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the impact this type of development will have on landscape character in the District. . As such an uncertain effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	?	+/-?	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to sustainable transport links. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. As such there may be opportunities for the allocation of sites to result in the promotion of modal shift in Cannock Chase which would be beneficial in terms of greenhouse gas emissions. It is accepted however that many locations within the Green Belt are likely to be poorly related to services and facilities and employment opportunities and may result in increasing numbers of journeys being made, particularly by private vehicle. The 'Area of Search' includes land in and around Norton Canes however which is a local centre and development at such locations is likely to reduce the need to travel long distances in the District. A mixed minor positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for longer journeys to be required to services and facilities and employment opportunities in the urban areas on a more regular basis. Many of these journeys may be required to be undertaken by private vehicle. As such this</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>approach may result in adverse impacts in terms of the proportion of journeys which are made by more sustainable modes. A minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the impact this type of development will have in terms of promoting modal shift in the District. As such an uncertain effect is expected in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	+/-	++	++	++/-	<p>All options would seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. As such it is expected that all options would have a positive effect in terms of meeting a specific housing requirement in the District. The positive effect for Options B, C and D is likely to be significant given that the allocation of land for gypsy, traveller and travelling showpeople need is likely to provide more certainty in terms of the delivery of this type of development. Options B and C also provide scope for working with neighbouring authorities to identify any opportunities for meeting this type of need, which is likely to help meet need for this type of housing in the wider area. As Options A and D would not adopt a similar approach, a minor negative effect is expected in combination in relation to this SA objective.</p>
10) Raise educational aspirations and attainment within the District and ensure	?	+/-?	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to education facilities. An uncertain effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
<p>that educational facilities are provided where they are required.</p>					<p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to 'land which has been previously-developed and/or is well-served by public transport'. As such there may be opportunities for the allocation of sites which would provide a good level of access to education facilities in the District, particularly by sustainable transport links. It is accepted however that many locations within the Green Belt are likely to be poorly related to education facilities. The 'Area of Search' includes land in and around Norton Canes however which is a local centre and development at such locations is likely to place new residents in close proximity to education facilities. A mixed minor positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to 'land which has been previously-developed and/or is well-served by public transport' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for residents to have a poor level of access to education facilities. A minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the impact this type of development will have in terms of allowing for a good level of access to education facilities in the District. As such an uncertain effect is</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					expected in relation to this SA objective.
11) Reduce crime and the fear of crime.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	?	++/-?	+/-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to healthcare facilities and areas of open space. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. As such there may be opportunities for the allocation of sites which would provide a good level of access to healthcare facilities in the District. It is accepted however that many locations within the Green Belt are likely to be poorly related to healthcare facilities. Furthermore, while NPPF requires that development within the Green Belt is considerate of accessibility of remaining Green Belt land, development at such locations may adversely impact upon access to the wider countryside within the Green Belt for some residents within the District. It is however likely that those residents at sites within the Green Belt would be provided with a good level of access to this asset. It is expected that accessibility of open space in the District is likely to affect levels of public health. The 'Area of Search' includes land in and around Norton Canes however which is a local centre and development at such locations is likely to place new residents in close proximity to healthcare facilities. A mixed significant positive and uncertain minor negative effect is</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for residents to have a poor level of access to healthcare facilities. Furthermore, while NPPF requires that development within the Green Belt is considerate of accessibility of remaining Green Belt land, development at such locations may adversely impact upon access to the wider countryside within the Green Belt for some residents within the District. It is however likely that those residents at sites within the Green Belt would be provided with a good level of access to this asset. It is expected that accessibility of open space in the District is likely to affect levels of public health. A mixed minor positive and minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the impact this type of development will have in terms of allowing for a good level of access to healthcare facilities in the District. As such an uncertain effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	?	++/-?	+/-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to open spaces and facilities for recreation. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. As such new residents are likely to be provided with a good level of access to the wider countryside within the Green Belt. However, while NPPF requires that development within the Green Belt is considerate of accessibility of remaining Green Belt land, development at such locations may adversely impact upon access to the wider countryside within the Green Belt for some residents within the District. The 'Area of Search' includes land in and around Norton Canes however which is a local centre and development at such locations is likely to place new residents in close proximity to a wide range of recreational facilities. A mixed significant positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. As such new residents are likely to be provided with a good level of access to the wider countryside within the Green Belt. However, while NPPF requires that development within the Green Belt is considerate of accessibility of remaining Green Belt land, development at such locations may adversely impact upon access to the wider countryside within the Green Belt for some residents within the District. A mixed minor positive and minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Similarly to Option C this approach to development could result in the allocation of land within the Green Belt however this will be dependent on whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation and consequently the impact this type of development will have in terms of allowing for a good level of access to recreation and leisure facilities in the District.. As such an uncertain effect is expected in relation to this SA objective.</p>
<p>14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.</p>	?	+/-?	-?	+?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to services and facilities. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1) to varying degrees. This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. While some of the development within the Green Belt may allow for access to services and facilities by sustainable transport links, it is likely that development at these locations would provide a reduced level of access to services and facilities, particularly when compared to the centre locations of the District. The 'Area of Search' in which Option B would provide most of the new development, is located to the south east of the District and includes land in and around Norton Canes. Development in close proximity to this local centre is likely to provide residents with a higher level of access to services and facilities. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B. Option C is also likely to include the allocation of Green Belt land, much of which would provide a reduced level of access to services and facilities. This approach will allow for development at a variety of locations, as the 'Area of Search' would be extended through the District. It is therefore</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>considered less likely that the new development would be well related to any centres in the District, which might otherwise allow for relatively good level of access to services and facilities. As such an uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations, meaning that access to services and facilities would be unknown. This option could result in this type of development occurring within the Green Belt however this will be dependent upon whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation. Delivering development in as part of larger housing sites could however help to promote improved social interaction and integration within the community as a result of physical proximity. This in turn is likely to indirectly help address the issue of isolation in the District. As such an uncertain minor positive effect is expected in relation to this SA objective.</p>
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	?	+/-?	-?	?	<p>None of the options would support the delivery of new employment land in the District. However, the location of new development for gypsy, traveller and travelling showpeople accommodation may make employment opportunities in the District more or less accessible.</p> <p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to employment opportunities in the District and further afield. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to <i>'land which has been previously-developed and/or is well-served by public</i></p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p><i>transport</i>'. As such new residents may be provided some level of access to employment opportunities, particularly by sustainable transport links. However, it is recognised that development at such locations is likely to provide a reduced level of access to these types of opportunities when compared to sites at town and local centre locations. The 'Area of Search' includes land in and around Norton Canes, however, which is a local centre and development at such locations is likely to place new residents in close proximity to existing employment opportunities. The area takes in Watling Street Business Park as well as Norton Canes Business Park. A mixed significant positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. As such new residents are likely to be provided with some level of access to employment opportunities particularly by sustainable transport links. As such new residents may be provided with relatively good levels of access to employment opportunities, particularly by sustainable transport links. However, it is recognised that development at such locations is likely to provide a reduced level of access to these types of opportunities when compared to sites at town and local centre locations. An uncertain minor negative effect is therefore expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. This option could result in this type of development occurring within the Green Belt however this will be dependent upon whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation in relation to employment sites in the District. As such an uncertain effect is expected in relation to this SA objective</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
16) Enhance the town centres in order to protect and improve their vitality and viability.	?	+/-?	-?	?	<p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying levels of access to town centre locations. An uncertain effect is therefore expected in relation to this SA objective.</p> <p>Options B would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>'. As such there may be opportunities for the allocation of sites which would provide a good level of access to town centre locations in the District, particularly by sustainable transport links. It is accepted however that many locations within the Green Belt are likely to be poorly related to town centre locations. The 'Area of Search' includes land in and around Norton Canes however which is a local centre. Development at such locations is likely to result in residents having a good level of access to this area, which may help to increase footfall as well as the vitality and viability of the centre. A mixed minor positive and uncertain minor negative effect is therefore expected in relation to this SA objective for Option B.</p> <p>Option C would result in sites being allocated for this type of development at locations throughout the District, however, it is likely that allocation of Green Belt sites would still result. The NPPF guidance that first consideration should be given to '<i>land which has been previously-developed and/or is well-served by public transport</i>' would be applicable for the allocation of land in the Green Belt. However, it is likely that supporting a level of growth in the Green Belt would increase the potential for residents to have a poor level of access to town centre locations. This approach would extend the 'Area of Search' to the entire District and as such would not result in the potential for new development to be well related to any specific centre in the District. A minor negative effect is expected in relation to this SA objective. The negative effect is uncertain considering that the precise location of the new sites to be allocated is unknown.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>locations. This option could result in this type of development occurring within the Green Belt however this will be dependent upon whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation in relation to town centre locations in the District. As such an uncertain effect is expected in relation to this SA objective</p>
<p>17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).</p>	?	-	-?	?	<p>The level of growth required to accommodate Gypsy, Traveller and Travelling Showpeople housing needs in the District is expected to be minimal when compared to the level of overall housing growth in the District. As such impacts on heritage assets in the District are likely to be comparatively minimal.</p> <p>Option A would not allocate sites for this type of development, but would seek to address requirements through a criteria-based approach. As such development would be likely to come forward at a variety of unspecified locations with varying sensitivities in terms of the historic environment. Planning policy would continue to require potential impacts on heritage assets and the wider historic environment to be mitigated. As such an uncertain effect is expected in relation to this SA objective.</p> <p>Options B and C would result in much of the new development of this type coming forward within the 'Area of Search' identified in Local Plan (Part 1). This area is mostly Green Belt, however the NPPF states when considering Green Belt site options, first consideration is to be given to 'land which has been previously-developed and/or is well-served by public transport'. Development within the Green Belt has the potential to adversely impact the established character of this portion of the District. The potential to minimise greenfield land take and for the regeneration of brownfield land is likely to reduce the potential for adverse impacts on the established character of the District. The 'Area of Search', which is located to the south east of the District, takes in only a small number of heritage assets. This is limited to Church of St James (Grade II* Listed) in Norton Canes and Little Wyrley Hall (Grade II* Listed) as well as the barn to the south of the hall (Grade II* Listed) in Little Wyrley. While the lower number of heritage assets identified means that there is reduced</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>potential for adverse impacts on the historic environment, the present of these assets means that the potential for adverse impacts should be recognised. Adopting a precautionary approach a minor negative effect is therefore expected in relation to this SA objective for Option B. Considering that Option C considering would result in the current 'Area of Search' being expanded but is still likely to result in the allocation of Green Belt sites a minor negative effect is also expected for this option. The minor negative effect is uncertain considering that the 'Area of Search' would be extended to take in a larger number of unknown potential locations for allocation.</p> <p>Option D would require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs, in combination with allocating sites at unspecified locations. Development would be likely to come forward at a variety of unspecified locations, but planning policy would continue to require potential impacts on the historic environment to be mitigated. This option could result in this type of development occurring within the Green Belt however this will be dependent upon whether or not housing sites are taken forward in the Green Belt as considered separately through this SA Report. This type of development will only form a small part of development at any new housing sites which come forward. This option therefore provides much less certainty in terms of the location of development for gypsy, traveller and travelling showpeople accommodation in relation to heritage assets in the District. As such an uncertain effect is expected in relation to this SA objective.</p>

Objective 4

Strategy for Meeting Overall Employment Needs Policy Options

Option A: Urban areas- use sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites.

Option B: Rugeley Power Station

Option B1: Urban Areas and **employment-led/mixed use redevelopment of former Rugeley Power Station.**

Option B2: Urban Areas and housing-led redevelopment of former Rugeley Power Station.

Option C: Green Belt sites

Option C1: In combination with the options for the Urban Areas and former Rugeley Power Station consider **Green Belt sites. Prioritise extensions to Kingswood Lakeside followed by extensions to other existing employment sites.**

Option C2: In combination with the options for the Urban Areas and former Rugeley Power Station consider **all Green Belt site options across the District with no prioritisation to Kingswood Lakeside.**

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	-?	-?	-?	--?	--?	Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. While a lesser scale of employment growth is required compared to housing growth over the plan period, it is still likely that employment growth over the plan period could result in adverse impact in terms of habitat loss, fragmentation and disturbance as a result of land take and associated human activities, such as commuting. Providing growth in urban areas may help to reduce potential impacts on biodiversity in the District, however it is noted that the larger settlements in Cannock Chase contain some designated biodiversity sites. These include Etching Hill Local Wildlife Site in Rugeley and Hednesford Old Park and Hednesford

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>Brickworks Local Wildlife Sites as well as Chasewater And The Southern Staffordshire Coalfield Heaths SSSI at Hednesford. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated. As such an uncertain minor negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District at the urban areas similarly to Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. As such a similar effect to Option A is expected for these options. The development of the Rugeley Power Station site would result in the re-use of brownfield land which beyond the Trent and Mersey Canal BAS is not in close proximity to any biodiversity sites. While it is accepted that brownfield land can hold importance for biodiversity reasons, in general it is considered that the development of greenfield land will have more adverse impacts in terms of biodiversity. The development of this site for employment/mixed use or housing development may furthermore present opportunities for the incorporation of green infrastructure. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated. An uncertain minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering <i>'land which has been previously-developed and/or is well-served by public transport'</i> and considering ways in which the <i>'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land'</i> are applicable.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>Providing for a level of development at Green Belt locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation. While consideration is to be made for compensatory measures relating to environmental quality, fragmentation of surrounding habitats and impacting relating to human activities such as commuting in particular may still result. For Option C1 the land around Kingswood Lakeside and the existing employment land at Watling Business Park in particular is in close proximity to a number of biodiversity designations including Cannock Extension Canal SAC and SSSI, Watling Street SBI, and Washbrook Lane BAS. As such a significant negative effect is expected in relation to this SA objective. While Option C2 would not prioritise the provision of growth at these locations it could include some level of growth at either location but could also result in further land take at additional locations in the Green Belt. In addition to the generally negative impact greenfield land take within the Green Belt is likely to have on biodiversity in the District, Green Belt sites to the north of Hednesford, to the south west of Rugeley, to the east of Heath Hayes and to the east of Norton Canes are likely to be in close proximity to important biodiversity sites including Cannock Chase SAC and SSSI and Chasewater And The Southern Staffordshire Coalfield Heaths SSSI. A significant negative effect is therefore also expected in relation to this SA objective for Option C2. Impacts on biodiversity will be dependent in part on the design of new development which comes forward given that measures for mitigation and enhancement may be incorporated and therefore effects are uncertain.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	+/-?	+/-?	+/-	+/--	+/--	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. This option would therefore deliver a high level of growth at locations where sustainable transport links are strongest which may help to encourage modal shift. However, AQMAs have been declared along roads which lead to Cannock, Norton Canes and Heath Hayes and allowing for a high level of growth at these locations</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>may exacerbate existing air quality issues. Much of the northern portion of the District falls within a Source Protection Zone which takes in the south and western edges of Rugeley. Therefore, development at these locations has the potential to result in adverse impacts on water quality. There are no areas of Grade 1 or Grade 2 agricultural soil in the District, however, there are significant portions of Grade 3 agricultural soils to the south of Cannock and Norton Canes as well as to the south west of Rugeley. Focussing development within the urban areas of the District is likely to encourage the redevelopment of brownfield land although land take to the south of Norton Canes is likely to involve the development of areas of Grade 3 agricultural land. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B1 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use redevelopment of former Rugeley Power Station. This site is relatively well related to the town centre at Rugeley and the local centre at Brereton, and therefore residents at these locations could be provided with a reasonable level of access to new and accessibility employment opportunities and services and facilities, however this will be partially be dependent upon the incorporation of new/improved sustainable transport infrastructure. Allowing for residential development as part of any mixed use development would allow for a degree of self-sufficiency at the site, thereby reducing the need for travel from the site. The potential to achieve any level of self-sufficiency at the site will be dependent upon the level and type of service provision at the site. The site comprises mostly brownfield land (although it is recognised that the northern portion of the site is currently open space the site is mostly Grade 4 agricultural land or urban land) and is not within a Source Protection Zone and therefore is not expected to result in additional adverse impacts on soils or water quality. A mixed minor positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. This option would have similar effects compared to</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>those expected for Option B1. The Rugeley Power Station site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however new residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. This option would reduce the potential for achieving a level of self-sufficiency at the former Rugeley Power Station by providing no employment growth at the site in close proximity to the new housing development. The site comprises mostly brownfield land (although it is recognised that the northern portion of the site is currently open space the site is mostly Grade 4 agricultural land or urban land) and is not within a Source Protection Zone and therefore is not expected to result in additional adverse impacts on soils or water quality. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering <i>'land which has been previously-developed and/or is well-served by public transport'</i> and considering ways in which the <i>'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land'</i> are applicable. It is expected that the element of growth to be delivered as at Green Belt sites would provide residents with a reduced level of access to employment opportunities when compared to sites within the urban area in particular, however residents at these location may benefit from access to existing sustainable transport links.</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>Option C1 would prioritise growth at locations by Kingswood lakeside as well existing employment sites including at Watling Road which is likely to increase the number of journeys made along routes that connect to the AQMA in the south of the District which is likely to exacerbate existing air quality issues. Development within the Green Belt to the east of Heath Hayes through Option C2 would be in close proximity to the AQMA at Five Ways Island. By focussing employment development within the Green Belt around the existing employment areas (including Kingswood Lakeside) employees could potentially benefit from established patterns of travel which have already been built up, thereby offering opportunities for car sharing and strengthening of sustainable transport links already in place. In general, delivering Green Belt urban extensions in the District is expected to involve the development of large amounts of greenfield land. Spreading development throughout Green Belt locations in the District may include land to the south of Rugeley and this has the potential to result in development on Grade 3 agricultural soils at this location. Option C1 would include land to the south of Norton Canes which may also include some portions of Grade 3 agricultural soil. Locations to the north of Hednesford which may be included through Option C2 lie within a Source Protection Zone meaning there is potential for new development to adversely impact upon water quality. Option C1 would not include land which is likely to impact water quality pressures set out through the designation of SPZs. As such a mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Options C1 and C2.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	+/-	++/-	++/-	++/--?	+/--?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. The level of employment development required over the plan period is likely to mean that there is not sufficient supply of suitable brownfield land to accommodate all growth at these types of sites. As such a high proportion of growth is likely to occur on greenfield land although it is noted that allowing for a</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>higher density of development at existing employment sites is likely to result in a more efficient use of land in the District. A mixed minor positive and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. 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. As such these options would also allow for the redevelopment of a prominent brownfield site in the District. A mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. This option is therefore expected to extend the boundaries of the sites in question further into the Green Belt. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering '<i>land which has been previously-developed and/or is well-served by public transport</i>' and considering ways in which the '<i>impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land</i>' are applicable. Providing for a level of development at such locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation. This is uncertain however, as it is accepted that areas of brownfield may be present within the Green Belt. Development which prioritises the use of land around Kingswood Lakeside and other existing employment areas may allow for the more efficient use of land in the District and combined use of buildings at these sites. As such a mixed significant positive effect and uncertain significant negative effect is</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						expected in relation to this SA objective for Option C1 and a mixed minor positive effect and uncertain significant negative effect is expected in relation to this SA objective for Option C2.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	+/-?	+/-	+?/-?	-?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. This option would therefore deliver a high level of employment growth at locations where sustainable transport links are strongest and new residents will be able to access them by more active modes of transport which may help to encourage modal shift. This would help to reduce greenhouse gas emissions in Cannock Chase. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. As such similar effects are expected to those identified for Option A. The Rugeley Power Station site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District and have negative implications in terms of greenhouse gas emissions. The potential for modal shift will be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. As Option B1 would include the provision of mixed use development at the Rugeley Power Station site a level of self-sufficiency may be promoted considering that residents may be provided with some</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>level of access to services and facilities. This may result in a reduced requirement to make regular journeys away from the site, however the effect will be dependent in part upon the scale of any services and facilities which are provided as part of the new development. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2. The minor negative effect expected for Option B1 is uncertain dependent on whether journeys from the Rugeley Power Station site to other locations can be limited.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. By focussing employment development within the Green Belt around the existing employment areas (including Kingswood Lakeside) employees could potentially benefit from established patterns of travel which have already been built up, thereby offering opportunities for car sharing and strengthening of sustainable transport links already in place. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering 'land which has been previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. It is expected that the element of employment growth to be delivered as Green Belt urban extensions would provide residents with a reduced level of access to employment opportunities when compared to sites within the urban area in particular, however residents may benefit from access to these locations by existing sustainable transport links. This is particularly likely to be the case for Option C1 considering the potential for existing travel patterns to benefit new employees. As such a mixed uncertain positive and uncertain minor negative effect is expected in relation to this SA objective for Option C1. An uncertain minor negative effect is expected in relation to this SA objective</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						for Option C2.
5) Reduce the risk of flooding.	+/-	+/-	+/-	+/--?	+/--?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. The urban areas of the District contain areas of Flood Zone 2 and 3 at the River Trent at Rugeley and Brereton and Rising Brook which passes through the District from north to south from Rugeley towards Cannock and Bridgtown. A relatively small area of the District falls within these areas of higher flood risk however and it is considered likely that new development could be accommodated without significantly increasing the overall level of fluvial flood risk. This approach could result in development of brownfield land as well as the loss of open spaces to new development and the delivery of higher density development. As such the approach could be both beneficial and to the detriment of surface water flooding in the District. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. This site is a large area of brownfield land and development at this location is therefore unlikely to result in an increase in surface water flood risk which might otherwise occur due to an increase in impermeable surfaces. The northern portion of the site however falls partially within Flood Zone 2 and Flood Zone 3 at the River Trent. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering 'land which has been previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. Providing for a level of employment development at such locations is expected to result a higher level of greenfield land take considering the mostly undeveloped character of locations within the Green Belt designation which could increase overall surface water flood risk. This is uncertain however, as it is accepted that areas of brownfield may be present within the Green Belt. Prioritising development around Kingswood Lakeside may result in development being undertaken within areas of Flood Zone 2 and 3. As such a mixed minor positive effect and uncertain significant negative effect is expected in relation to this SA objective for Options C1 and C2.</p>
<p>6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	+/-?	+/-?	+/-?	-?	--?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. Delivering a high proportion of the new employment growth within the urban areas of the District is likely to result in the most sensitive landscapes accommodating a small amount of development. Most notably, adverse impacts on the AONB are likely to be avoided through this approach. This option would furthermore result in a brownfield sites in these urban areas being redeveloped which could help to improve the townscape. The development of open spaces within the urban areas of the District may however result in adverse impacts in terms of the existing townscapes of these areas. Impacts on the landscape and townscape in</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>the District will in part be dependent upon the design of development which comes forward over the plan period. As such an overall uncertain mixed minor positive effect and minor negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. These options would therefore have similar effects to Option A. The provision of new development at the Rugeley Power Station site would involve the redevelopment of a large area of brownfield land and would not be in close proximity to the AONB. Impacts on the landscape in the District will in part be dependent upon the design of development which comes forward over the plan period. An overall uncertain mixed minor positive effect and minor negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering <i>'land which has been previously-developed and/or is well-served by public transport'</i> and considering ways in which the <i>'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land'</i> are applicable. These options may result in the development of some brownfield land, however opportunities for this type of development are expected to be reduced within the Green Belt compared to urban locations. This may include land within the open countryside which the Green Belt designation seeks to protect. Option C2 would also potentially include land which falls within the AONB to the north of Hednesford, and south of Rugeley and Brereton. Considering that Option C1 would focus development at Kingswood Lakeside and at existing employment sites the potential</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						for adverse impacts on the AONB would be reduced. Land take in close proximity to or within the AONB is likely to be to the detriment of the special character of this designation. Impacts on the landscape in the District will in part be dependent upon the design of development which comes forward over the plan period. As such an uncertain minor negative effect is expected in relation to this SA objective for Option C1 and an uncertain significant negative effect is expected in relation to this SA objective for Option C2.
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	0	Each option seeks to provide a strategy to deliver an amount of employment land to meet local requirements over the plan period. As such each option is expected to result in an increase in use of materials in the District. However, the distribution of growth over the plan period will not affect the rate of recycling and waste production in the District. This will be dependent most upon the decision of individual residents and businesses. The re-use of brownfield land may result in opportunities for the recycling of materials and buildings already onsite however this has been considered separately as part of SA objective 3. A negligible effect is therefore expected in relation to this SA objective for all options.
8) Encourage and facilitate the use of sustainable modes of transport.	+	+/-?	+/-	+?/-?	-?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. This option would therefore deliver a high level of employment growth at locations where sustainable transport links are strongest and new residents will be able to access them by more active modes of transport which may help to encourage modal shift. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. As such</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>similar effects are expected to those identified for Option A. The Rugeley Power Station site is relatively well related to the town centre at Rugeley and the local centre at Brereton, however residents at this location would not be provided with the same level of access to services and facilities within these settlements, particularly when compared to those residents at sites within the existing urban areas. As such some new residents are likely to be required to travel longer distances on a regular basis which may reduce the potential for modal shift in the District. As Option B1 would include the provision of mixed use development at the Rugeley Power Station site a level of self-sufficiency may be promoted considering that residents may be provided with some level of access to services and facilities. This may result in a reduced requirement to make regular journeys away from the site and may promote the use of more sustainable modes of transport, however the effect will be dependent in part upon the scale of any services and facilities which are provided as part of the new development. The potential for modal shift for Options B1 and B2 will also be dependent in part upon the incorporation of new/improved sustainable transport infrastructure. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective for Options B1 and B2. The minor negative effect expected for Option B1 is uncertain dependent on whether journeys from the Rugeley Power Station site (which are more likely to be undertaken by car given their longer distance) can be limited.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. By focussing employment development within the Green Belt around the existing employment areas (including Kingswood Lakeside) employees could potentially benefit from established patterns of travel which have already been built up, thereby offering opportunities for car sharing and strengthening of sustainable transport links already in place. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering 'land which has been</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<i>previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. In general, it is expected that the element of employment growth to be delivered as Green Belt urban extensions would provide residents with a reduced level of access to employment opportunities when compared to sites within the urban area in particular, however residents may benefit from access to these sites by existing sustainable transport links. This is particularly likely to be the case for Option C1 considering the potential for existing travel patterns to benefit new employees. As such a mixed an uncertain minor positive and uncertain minor negative effect is expected in relation to this SA objective for Option C1. An uncertain minor negative effect is expected in relation to this SA objective for Option C2.</i>
9) Ensure all people are able to live in a decent home which meets their needs.	0	0	0	0	0	Each option seeks to provide a strategy to deliver employment growth in the District to address local requirements over the plan period. While some of the options consider the potential for providing a certain level of housing growth at Rugeley Power Station this part of the appraisal is focussed on effects relating to employment land provision and the accessibility of employment sites. It is not expected that these options will impact on housing provision in the District. This issue has been considered separately through the appraisal of the strategy for meeting the overall housing growth in the District.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+	+	+	+	+	The provision of new employment land in the District to meet local requirements is likely to help to encourage inwards investment and result in improved opportunities for training and apprenticeships. All options seek to provide a suitable level of land to meet local requirements and a therefore a minor positive effect is expected in relation to this SA objective.

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
11) Reduce crime and the fear of crime.	0	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	-?	?	?	-?	-?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. This option may therefore result in the loss of some existing areas of open space dependent upon whether any areas of open space within the urban areas are selected for development. As such there may be a detrimental impact in terms of providing space where residents can partake of physical activities. An uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. There is an area of open space within the site to the north which might be lost to development. However, considering the relatively high level of growth which could be accommodated at the Rugeley Power Station site these options could provide a lower proportion of growth within the urban areas and may therefore reduce pressures to develop areas of open space at other locations in the District. As such an uncertain effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>of first considering 'land which has been previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. The development of Green Belt through these options is likely to result in some reduction in access to the open countryside for current residents of the District. This may reduce the potential opportunities residents have for undertaking recreational activities. This effect will partly be dependent upon the design of new schemes which come forward and also upon how the requirements of the NPPF are interpreted. As such an uncertain minor negative effect is expected in relation to this SA objective for Options C1 and C2.</p>
<p>13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.</p>	-?	?	?	-?	-?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. This option may therefore result in the loss of access to some existing areas of open space dependent upon whether any areas of open space within the urban areas are selected for development. An uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new homes in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use or housing-led redevelopment of the former Rugeley Power Station. There is an area of open space within the site to the north which might be lost to development. However, considering the relatively high level of growth which could be accommodated at the Rugeley Power Station site these options could provide a lower proportion of growth within the urban areas and may therefore reduce pressures to develop areas of open space at other locations in the District. As such an uncertain effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering 'land which has been previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. The development of Green Belt through these options is likely to result in some reduction in access to the open countryside for current residents of the District. This effect will partly be dependent upon the design of new schemes which come forward and also upon how the requirements of the NPPF are interpreted. As such an uncertain minor negative effect is expected in relation to this SA objective for Options C1 and C2.</p>
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	0	0	0	None of the policy options considered would have a direct effect on this 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.	+	++?	+	++	++?	<p>All options are expected to meet employment land needs identified for the District, taking into account the wider functional economic market area. This should help to encourage inward investment in the area.</p> <p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. This option would make use of land which has historically been established as being suitable for employment growth and would also allow for growth at locations which are accessible to a high number of residents. As such in</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>addition to allowing for continued economic growth in Cannock Chase this approach is expected to provide a high number of residents with good access to employment opportunities. This option would however provide a lower amount of employment land over the plan period when compared to many of the other options considered and therefore is less likely to meet local requirements once they have been established. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option B1 would provide employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed use redevelopment of the former Rugeley Power Station. As such this option would have similar effects to Option A. New employment opportunities at the Rugeley Power Station site would be provided at a location which would provide a relatively good level of access for residents at Brereton and Rugeley, however this will partly be dependent upon the incorporation of new/improved sustainable transport links. New residents accommodated at this site as part of any mixed use development would benefit from immediate access to any new employment opportunities at this location. Furthermore this location previously accommodated employment uses and benefits from nearby access to the A51. As such this former employment use would in part be replaced at a location which benefits from access to the wider strategic road network. An uncertain significant positive effect is expected in relation to this SA objective.</p> <p>Option B2 would provide employment development in the District in the same pattern as Option A, but would also allow for the housing-led redevelopment of the former Rugeley Power Station. As such this option would provide the largest proportion of additional employment land at the urban areas of the District which are likely to be accessible to a high number of residents. Many of these sites have historical shown to be suitable for attracting inward economic investment and growth. By providing housing-led development at the former Rugeley Power Station this option would deliver a limited amount of employment land at this location. While most of the employment land would be provided at urban locations which are historically established as being suitable for employment growth and allow for</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>access to a high number of residents, similarly to Option A this approach would provide a lower amount of employment land to meet local requirements. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering <i>'land which has been previously-developed and/or is well-served by public transport'</i> and considering ways in which the <i>'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land'</i> are applicable. Growth at the peripheries of the larger settlements of the District in the Green Belt urban extensions would provide a limited number of residents with the new employment opportunities supported, particularly when compared to opportunities within the urban area. However development at these locations may benefit from access to existing sustainable transport links. Furthermore the sites at Kingswood Lakeside and Watling Road which are supported through Option C1 are located in close proximity to the M6 and A5 which could be particularly attractive to certain types of businesses and therefore could increase inward investment. The wider distribution of the sites which would be set out for development through Option C2 attaches an element of uncertainty to the positive effect expected. The approach of both Option C1 and C2 would deliver the highest amount of employment land in the District of the options considered and therefore are most likely to meet local requirements. As such a significant positive effect is expected in relation to this SA objective for Option C1 and Option C2 in relation to this SA objective. The significant positive effect expected in relation to Option C2 is recorded as uncertain. The potential for a wider distribution of sites to be included in this option increases the possibility for sites which have not been historical demonstrated to be as favourable for employment growth as Kingswood Lakeside to be taken forward for</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						development.
16) Enhance the town centres in order to protect and improve their vitality and viability.	+	+?	+	+?	+?	All options would include some level of employment growth within the urban area of the District which may help to encourage employees to undertake journeys to town centre locations during break times and before and after work. These effects are most certain for Options A and B2 which would provide the highest proportion of employment growth at the urban locations of the District. Option B1 would allow for some employment growth at the former Rugeley Power Station, while Options C1 and C2 would allow for growth at various Green Belt locations. As such a minor positive effect is expected in relation to this SA objective for Options A and B2 and an uncertain minor positive effect is expected in for Options B1, C1 and C2 in relation to this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+/--?	+/--?	+/--?	--?	--?	<p>Option A would allow for the development of sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites. Currently there is 25ha of employment land to be developed within the existing urban areas and additional urban sites may be identified at sources such as redeveloped employment land (to generate higher density of development) or open spaces. The urban areas of Cannock Chase contain a relatively high number of heritage assets most notably at Rugeley and Brereton in particular, where there are a number of Conservation Areas (including Trent and Mersey Canal Conservation Area and Rugeley Town Centre Conservation Area) and associated Listed Buildings. Delivering a high proportion of growth towards these areas may result in adverse impacts in terms of the setting of these heritage assets, although there may be potential for enhancement of local character particularly where brownfield sites are redeveloped. Any effect on the historic environment will be dependent in part on the design of new development which comes forward. As such an overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective.</p> <p>Options B1 and B2 would provide new employment development in the District in the same pattern as Option A, but would also allow for the employment-led/mixed</p>

SA Objectives	Option A	Option B1	Option B2	Option C1	Option C2	Justification
						<p>use or housing-led redevelopment of the former Rugeley Power Station. These options would therefore have similar effects to Option A. Furthermore the Rugeley Power Station site is located in close proximity to the Trent and Mersey Canal Conservation Area as well as a number of Listed Buildings within this Conservation Area. The provision of a large amount of new development at this location would involve the redevelopment of a large area of brownfield land, but has the potential to impact upon the setting of the identified heritage assets. Any effect on the historic environment will be dependent in part on the design of new development which comes forward. An overall uncertain mixed minor positive effect and significant negative effect is expected in relation to this SA objective for Options B1 and B2.</p> <p>Options C1 and C2 would allow for employment development which includes sites already identified for employment developments within the urban areas. These options would also allow for the development of former Rugeley Power Station and consider the development of Green Belt sites. For Option C1 priority is to be given to Green Belt sites which would extend Kingswood Lakeside followed by extensions to other existing employment sites. For Option C2 all Green Belt site options across the District should be given equal consideration, however the principles of the NPPF of first considering 'land which has been previously-developed and/or is well-served by public transport' and considering ways in which the 'impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land' are applicable. While these options may result in the development of some brownfield land, opportunities for this type of development are expected to be reduced within the Green Belt compared to urban locations. While scale of land take involved to allow for employment development in the District is likely to be reduced compared to any required to support housing growth, it is expected that development on greenfield land is likely to be to the detriment of the existing character of Cannock Chase. As such an uncertain significant negative effect is expected in relation to this SA objective for Options C1 and C2.</p>

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.**

SA Objectives	Option A	Option B	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0	0	None of the policy options considered would have a direct effect on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+?	+?	Both Policy Options A and B would continue to specify criteria for considering out of town office developments, reflecting local circumstances. As such neither option is directly supportive of development at out of town locations but instead would provide criteria against which development of this type would be considered. These criteria are to reflect local circumstances and are likely to include consideration of accessibility by more sustainable modes of transport which would help to promote modal shift and limit any contribution new development makes in terms of air pollution in the District. Any effects will be dependent upon the detail of criteria contained in the policy. As such an uncertain minor positive effect is expected for both policy options in relation to this SA objective.

SA Objectives	Option A	Option B	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	+	+/-	<p>Policy Option A sets out the requirement to support the redevelopment of existing employment sites within the Green Belt. It is expected that this policy option will support development on brownfield land and limit the need for further development in the Green Belt where current employment sites meet the criteria for redevelopment. As a result this Policy Option will help to promote efficient use of previously developed land and buildings. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option B seeks to protect existing employment areas and would allocate existing employment areas to be protected unless there is current potential for reallocation. It is likely that this policy option will allow for the 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, the policy would not be reflective of any changes in local circumstance considering that sites allocated in this manner would be unlikely to be released for other uses even if potential for their redevelopment was to emerge in the future. As such, a mixed minor positive effect and minor negative effect is expected in relation to this SA objective.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+?	+?	Both Policy Options A and B would continue to specify criteria for considering out of town office developments, reflecting local circumstances. As such neither option is directly supportive of development at out of town locations but instead would provide criteria against which development of this type would be considered. These criteria are to reflect local circumstances and are likely to include consideration of accessibility by more sustainable modes of transport which would help to promote modal shift and limit greenhouse gas emissions in the District. Any effects will be dependent upon the detail of criteria contained in the policy. As such an uncertain minor positive effect is expected for both policy options in relation to this SA objective.
5) Reduce the risk of flooding.	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0	0	None of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	+	+/-	<p>Policy Option A sets out the requirement to support the redevelopment of existing employment sites within the Green Belt. It is expected that this policy option will support developments on brownfield land and limit further development in the Green Belt where current employment sites meet the criteria for redevelopment. The redevelopment of existing sites may allow for the sustainable use of resources particularly where existing materials and buildings onsite can be re-used. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option B, seeks to protect existing employment areas and would allocate existing employment areas to be protected unless there is current potential for reallocation. It is likely that this policy option will allow for the 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, the policy would not be reflective of any changes in local circumstance considering that sites allocated in this manner would be unlikely to be released for other uses even if potential for their redevelopment was to emerge in the future.. Therefore, a mixed minor positive effect and minor negative effect has been identified in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	+?	+?	Both Policy Options A and B would continue to specify criteria for considering out of town office developments, reflecting local circumstances. As such neither option is directly supportive of development at out of town locations but instead would provide criteria against which development of this type would be considered. These criteria are to reflect local circumstances and are likely to include consideration of accessibility by more sustainable modes of transport which would help to promote modal shift in the District. Any effects will be dependent upon the detail of criteria contained in the policy. As such an uncertain minor positive effect is expected for policy options in relation to this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	0	0	None of the policy options considered would have a direct effect on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	None of the policy options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	None of the policy options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	<p>+++</p>	<p>++</p>	<p>Policy Option A sets out the requirement to provide a site-by-site approach to consider the loss of employment sites to non-employment uses. In addition, Policy Option A supports the redevelopment of existing sites and criteria for considering out of town office developments, reflecting local circumstances. It is expected that this Policy Option will contribute towards the regeneration of the local economy by protecting existing employment sites depending on circumstances considered on a site by site basis. This option would also allow for new sites for office development outside of the town hubs where relevant criteria are met. This approach may provide opportunities to diversify the District's economy by making a range of site locations available for development. This option would provide less certainty in terms of protecting existing employment sites in the District however considering that not allocating certain sites for this use may result in their redevelopment for other uses. As such an uncertain significant positive effect is expected in relation to this SA objective.</p> <p>Policy Option B sets out the requirement to protect existing employment sites and would allocate existing employment areas to be protected unless there is current potential for reallocation. In addition, Policy Option B would allow for new sites for office development outside of the town hubs where relevant criteria are met. It is expected that this policy option will contribute towards the regeneration of the local economy by protecting and regenerating existing sites for employment use but also providing new sites outside of the town hubs. This will likely provide an opportunity to diversify the District's economy. This option would provide added certainty in terms of the supply of employment land in the District given that it would involve the protection of existing employment land through allocation based on current circumstances. Therefore, a significant positive effect is expected in relation to this SA objective.</p>
<p>16) Enhance the town centres in order to protect and improve their vitality and viability.</p>	<p>+/-?</p>	<p>+/-?</p>	<p>Both Policy Options A and B seek address the provision of out of town office developments. New developments of this type will be required to meet specific criteria before they are approved, which is likely to include consideration for impact on town centre locations. However, development of this type invariably has the potential to detrimentally impact on the town centres. Effects are likely to relate to visitor numbers and ultimately may discourage investment at these locations. Any impact will be dependent in part on the specific criteria included in the policy and how that policy is implemented. As such, an overall uncertain minor positive effect and minor negative effect has been identified for both policy options in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	None of the policy options considered would have a direct effect on this SA objective.

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.

SA Objectives	Option A	Option B	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	+	Both Policy Options A and B would require new developments to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 encourages proposals that support the visitor economy in the District, with reference included in relation to the local canal network. The maximisation of the economic benefits of this network is to be supported where significant adverse impacts on the functions and ecology of the wider canal network can be avoided. As such a minor positive effect has been identified for both policy options in relation to this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+	+	Both Policy Options A and B would require new developments to be compliant with the updated requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 encourages proposals that support the visitor economy in the District, with reference included in relation to the local canal network. The maximisation of the economic benefits of this network is to be supported where significant adverse impacts on the functions and ecology of the wider canal network can be avoided. As such both policy options would likely help to protect water quality at the canal network in the District. A minor positive effect is therefore expected for both policy options in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	+	+	Both Policy Options A and B would require new developments to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 is supportive of appropriately located live / work units to support increased employment opportunities in the District. This approach to achieving a mix of uses on site is considered to promote more efficient land use in the District. A minor positive effect is therefore expected for both policy options in relation to this SA objective.

SA Objectives	Option A	Option B	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	+	Both Policy Options A and B would require new developments to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 is supportive of appropriately located live / work units to support increased employment opportunities in the District. Policy CP9 also sets out the support for the delivery of sustainable transport links as a key measure to support employment opportunities. This overall approach is likely to help encourage modal shift among residents in the District by placing new housing in close proximity to employment opportunities. Promoting journeys by more sustainable modes is likely to reduce the number of journeys made by private car which would in turn here to limit the emission of greenhouse gases in Cannock Chase. A minor positive effect is therefore expected for both policy options in relation to this SA objective..
5) Reduce the risk of flooding.	0	0	Neither of the policy options considered would have a direct effect on this 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.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	+	+	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 sets out support for the delivery of sustainable transport links as a key measure to support employment opportunity. It is likely that high quality sustainable transport will support the local economy by spurring investment and will also present opportunities to undertake journeys to employment opportunities via improved sustainable transport links. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Option A, requires new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 sets out support for the delivery of sustainable transport links as a key measure to support employment opportunities. This approach would apply requirements to all developments, or set a threshold for the application of requirements. It is likely that this approach would help to encourage modal shift in the District. As such, a minor positive effect has been identified in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
<p>10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.</p>	+	+	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 is supportive of appropriate local training and skills initiative in order to enhance the District’s overall education offer, including via developer contributions where appropriate. It is likely that an increased offer of training facilities and in-house training programmes will help to improve employment prospects as a result raise educational aspiration and attainment. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Option A, requires new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. This policy option would set out specific requirements or threshold based requirements to ensure that new development schemes are addressing the economic issues identified for the District. This will include support for local training and skills initiatives. As such, a minor positive effect has been identified in relation to this SA objective.</p>
<p>11) Reduce crime and the fear of crime.</p>	+	+	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 is supportive of development which would deliver well-designed buildings and spaces with safe pedestrian routes. This approach is expected to help deliver new development which is designed to help reduce crime and fear of crime. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Option A, requires new employment development to be compliant with the requirements of Policy CP9. Policy CP9 is 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 the fear of crime in the District. The approach of this option would apply requirements to all developments, or set a threshold for the application of requirements. . As such, a minor positive effect has been identified in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	+	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 is supportive of development which would include measures for associated social infrastructure, such as nurseries and after-school clubs, which will enable the working population to have access to a network of support and childcare. Therefore, it is likely that this policy option will provide access to community services to meet the needs of working parents. As such, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Option A, requires new development to be compliant with the requirements of Policy CP9. An updated policy would offer easily accessible social infrastructure to support working parents. This policy option would achieve the delivery of improvements by setting out specific requirements for all new development or by setting a threshold above which these requirements would apply. As such, a minor positive effect has been identified in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	<p>+++</p>	<p>++/-?</p>	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP9 as updated to reflect current national and local policy and evidence on the local economy and skills. Policy CP9 sets out the requirement to give priority to employment uses which will add value to and restructure the local economy. Updating Policy CP9 would be particularly supportive of the rural economy as well as retail and tourism growth. It is also supportive of the delivery of infrastructure required to allow for economic growth (such as transport links and broadband connectivity) as well as improvements relating to local training and skills initiatives. Given that the update of the policy would reflect local evidence it would respond appropriately to local circumstances. Overall it is expected that this policy option would help to regenerate the local economy by improving the skills of the local workforce as well as supporting the provision of key infrastructure. As such, an uncertain significant positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Option A, requires new development to be compliant with the requirements of Policy CP9. An updated policy would encourage the diversification of the District's economy, support an uplift of skills among the local workforce and help to regenerate the economy. This policy option would sets out specific requirements for developments or set a threshold above which requirements would be applicable. As such greater certainty is likely to result in terms of proposals delivering new infrastructure necessary to support local economic growth. As such, a significant positive effect has been identified in relation to this SA objective. An uncertain minor negative effect is expected in combination with this positive effect considering that an overly onerous requirement of the policy might slow economic growth.</p>
<p>16) Enhance the town centres in order to protect and improve their vitality and viability.</p>	<p>0</p>	<p>0</p>	<p>Neither of the policy options considered would have a direct effect on this SA objective.</p>

SA Objectives	Option A	Option B	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

Objective 5

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.

SA Objectives	Option A	Option B	Option C	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0	0	0	None of the options will have a direct impact in relation to this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+	++?	++	<p>Policy Option A requires transport development in the District to be compliant with an updated Policy CP10. Policy CP10 seeks to promote sustainable transport modes that provide realistic alternatives to the car, and which help contribute to achieving national climate change targets and reduce air pollution. This includes contributions to be sought to support sustainable transport solutions in the District. In addition, the policy sets requirement for development to take into account traffic generation and any implications for the Bridgtown Air Quality Management Area (AQMA). This policy option would also seek to promote the canal network and associated towpaths through strategic references to opportunities for improvements. It is expected that this approach would help promote alternative modes of transport and likely reduce the dependency on private road travel. An updated policy is therefore expected to contribute toward the minimisation of air pollution in the District. As such, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to update Policy CP10 but would also allow for the addition of standards for parking, access, lorry parking and electric vehicles included as part of</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>a Development Management Policy. This would differ from the approach of Option A which would include strategic references to opportunities for sustainable transport improvements. As such Option B would include more direct and specific requirements in terms of parking, access and servicing, lorry parking and electric vehicle charging improvements in Local Plan Policy. Improvements of these types are likely to directly help limit adverse impacts relating to air quality in the District and a significant positive effect is therefore likely in relation to this SA objective. This significant positive effect is uncertain considering that the inclusion of standards as development management policies may mean that standards to be enforced may not respond flexible to changing circumstances within the District.</p> <p>Policy Option C will also seek to update Policy CP10 but would include standards for parking, access and servicing, lorry parking and electric vehicle charging in a supplementary planning document. The additional SPD is likely to allow a greater deal of flexibility in terms of allowing for updates of standards which developments will need to meet, if local circumstances were to change. Therefore, a significant positive effect is likely in relation to this SA objective.</p>
3) Ensure development makes efficient use of previously developed land and buildings.	0	0	0	None of the options will have a direct impact in relation to this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+?	++?	++	<p>Policy Option A requires transport development in the District to be compliant with an updated Policy CP10. Policy CP10 seeks to promote sustainable transport modes that provide realistic alternatives to the car, and which help contribute to achieving national climate change targets and reduce air pollution. This includes contributions to be sought to support sustainable transport solutions in the District. In addition, the policy sets requirement for development to take into account traffic generation. This policy option also promotes the canal network and associated towpaths through strategic references to opportunities for improvements. An update of the policy in this manner is expected to help minimise the District's contribution to climate change. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to update Policy CP10 with the addition of standards for parking, access, lorry parking and electric vehicles included as part of a Development Management Policy. This would differ from the approach of Option A which would include strategic references to opportunities for sustainable transport improvements. As such Option B would include more direct and specific requirements in terms of parking, access and servicing, lorry parking and electric vehicle charging improvements in Local Plan Policy. Improvements of these types are likely to directly help limit adverse impacts relating to climate change in the District and a significant positive effect is therefore expected in relation to this SA objective. This significant positive effect is uncertain considering that the inclusion of standards as development management policies may mean that standards to be enforced may not respond flexibly to changing circumstances within the District.</p> <p>Policy Option C will also seek to provide an updated Policy CP10 with the addition of a supplementary planning document. The additional SPD will include detailed standards for parking, access, lorry parking and electric vehicle charging, providing more flexibility to enable updates of requirements. It is likely that further guidance will ensure the delivery of sustainable transport infrastructure and promote services that minimise the contribution that the District makes in terms of climate change. The degree of flexibility achieved through the incorporation of guidance through an SPD will mean local policy requirements can be responsive to changing local circumstances. Therefore, a significant positive effect is likely in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
5) Reduce the risk of flooding.	0	0	0	None of the policy options considered would have a direct effect on this 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.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	++?	++	<p>Policy Option A requires transport development in the District to be compliant with an updated Policy CP10. Policy CP10 sets out the requirement to help develop and promote sustainable transport modes that provide realistic alternatives to the car, by making improvements to bus service provision, pedestrian routes and cycle infrastructure and storage. This policy option would also include promotion for the canal network, address lorry parking and electric car parking in the District through strategic references in the Local Plan. An updated policy is likely to encourage and facilitate the use of sustainable modes of transport. Therefore, a minor positive effect has been identified in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to update Policy CP10 and would include additional standards for parking, access, lorry parking and electric vehicles as part of a Development Management Policy. This would differ from the approach of Option A which would include strategic references to opportunities for sustainable transport improvements. As such</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>Option B would include more direct and specific requirements in terms of parking, access and servicing, lorry parking and electric vehicle charging improvements in Local Plan Policy. Improvements of these types are likely to directly help limit encourage modal shift in the District and would more directly ensure the policy is fit for the future given the anticipated ban on new diesel /petrol vehicles by 2040. A significant positive effect is therefore expected in relation to this SA objective. This significant positive effect is uncertain considering that the inclusion of standards as development management policies may mean that standards to be enforced may not respond flexibly to changing circumstances within the District.</p> <p>Policy Option C will also seek to provide an updated Policy CP10 with the addition of a supplementary planning document. The additional SPD will include detailed standards for parking, access, lorry parking and electric vehicle charging, providing more flexibility to enable updates of requirements. It is likely that further guidance will ensure that the design of developments will help to encourage the use of sustainable modes of transport. The degree of flexibility achieved through the incorporation of guidance through an SPD will mean local policy requirements can be responsive to changing local circumstances. Therefore, significant positive effect is likely in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
11) Reduce crime and the fear of crime.	0	0	0	None of the options will have a direct impact in relation to this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	+	+	+	All of the policy options seek to update Policy CP10 from the existing Local Plan. Policy CP10 sets out the requirement to improve and provide pedestrian routes and cycling facilities. It is likely that improved pedestrian and cycle routes in the District will help to encourage a greater number of local journeys to be undertaken by more active modes of transport. This in turn is likely to help contribute towards improving public health. As such, a minor positive effect is expected for all policy options in relation to this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+	+	+	All of the policy options seek to update Policy CP10 from the existing Local Plan. Policy CP10 sets out the requirement to improve and provide pedestrian routes which better link town centres, schools and community facilities, as well as improved cycle facilities and community bus services. It is likely that improved connectivity across the District will likely play a role in providing access to community services and avoiding isolation particularly for those residents without access to a car. As such, a minor positive effect is expected for all policy options in relation to this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
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 policy options seek to update Policy CP10 from the existing Local Plan. Policy CP10 sets out the requirement for contributions to be sought to support key road infrastructure improvements. These improvements are likely to be important in terms of helping to encourage future inward investment in the District. As such, a minor positive effect is expected for all policy options in relation to this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	+	+	+	All of the policy options seek to update Policy CP10 from the existing Local Plan. Policy CP10 sets out the requirement to improve connectivity within the District by sustainable modes of transport. It is likely that improved connectivity across the District will play a role increasing footfall in the town centres and as a result enhance the vitality and viability of town centres. As such, a minor positive effect is expected for all policy options in relation to this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

Objective 6

Town Centres Hierarchy 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 appropriate to the local context e.g. Masterplan, prospectus, Supplementary Planning Documents, Neighbourhood Plan etc.

SA Objectives	Option A	Option B	Option C	Option D	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+/-	+	+?	+?	Option A would retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording to ensure the policy is up to date, and set clear town centre boundaries and development quanta where appropriate based on an updated evidence base. This approach is expected to help incorporate the increasing emphasis upon the need for town centres to be adaptable to changing economic circumstances and consumer/visitor patterns in the way in which town centres are used. It would not however set locally specific thresholds for town centres to protect their vitality and viability which might otherwise encourage the delivery of town centre uses at locations which are accessible by a wider range of existing sustainable transport links. As such this option is expected to result in variable effects in terms of encouraging modal shift which might otherwise help to reduce impacts on air quality in the District. An overall mixed minor positive effect and minor

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>negative effect is therefore expected in relation to this SA objective.</p> <p>Option B would follow a similar approach to Option A, but would also 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. As such this option would help to encourage the delivery of town centre uses at locations which are accessible by a wide range of sustainable transport links unless it can be demonstrated that there would be no unacceptable impact on viability of the the town centres of the District. As such Option B is expected to help encourage modal shift in the District which will be to the benefit of air quality in the District. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option C would produce separate Area Action Plans (AAPs) for the larger town centres. This option would help provide a clear framework for investing in and regenerating of Rugeley and Cannock which is likely to encourage the provision of town centre uses at appropriate locations where they are most accessible by sustainable transport links. There is concern however that this approach may not be the best way to keep up with the fast pace of change in the area. As such there is a level of uncertainty attached in relation to achieving long term regeneration of the town centres which could otherwise help to promote modal shift and limit the release of air pollutants in the District through this approach. An uncertain minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option D would produce local policy and guidance to direct investment to centres/town centres via a range of means as most appropriate to the local context e.g. Masterplans, Supplementary Planning Documents and Neighbourhood Plans. This approach would not have the same level of statutory status as an AAP. However, it would provide a range of options and approaches relevant to the local context and could provide more adaptability and flexibility to changes in local circumstances. As such it is expected that this approach would provide local guidance to help encourage the regeneration of centres in the District and promote modal shift to the benefit of local air quality. A minor positive effect is therefore expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+/-	+	+?	+?	<p>Option A would retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording to ensure the policy is up to date, and set clear town centre boundaries and development quanta where appropriate based on an updated evidence base. This approach is expected to help incorporate the increasing emphasis upon the need for town centres to be adaptable to changing economic circumstances and consumer/visitor patterns in the way in which town centres are used. It would not however set locally specific thresholds for town centres to protect their vitality and viability which might otherwise encourage the delivery of town centre uses at locations which are accessible by a wider range of existing sustainable transport links. As such this option is expected to result in variable effects in terms of encouraging modal shift which might otherwise help to limit the release of greenhouse gases in the District. An overall mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B would follow a similar approach to Option A, but would also 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. As such this option would help to encourage the delivery of town centre uses at locations which are accessible by a wide range of sustainable transport links unless it can be demonstrated that there would be no unacceptable impact on the viability town centres of the District. As such Option B is expected to help encourage modal shift in the District which will be beneficial in terms of limits greenhouse gas emissions in the District. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option C would produce separate Area Action Plans (AAPs) for the larger town centres. This option would help provide a clear framework for investing in and regenerating of Rugeley and Cannock which is likely to encourage the provision of town centre uses at appropriate locations where they are most accessible by sustainable transport links. There is concern however that this approach may not be the best way to keep up with the fast pace of</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>change in the area. As such there is a level of uncertainty attached in relation to achieving long term regeneration of the town centres which could otherwise help to promote modal shift and help to limit greenhouse gas emissions in the District through this approach. An uncertain minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option D would produce local policy and guidance to direct investment to centres/town centres via a range of means as most appropriate to the local context e.g. Masterplans, Supplementary Planning Documents and Neighbourhood Plans. This approach would not have the same level of statutory status as an AAP. However, it would provide a range of options and approaches relevant to the local context and could provide more adaptability and flexibility to changes in local circumstances. As such it is expected that this approach would provide local guidance to help encourage the regeneration of centres in the District and promote modal shift which is likely to limit any increase in greenhouse gas emissions in the District. A minor positive effect is therefore expected in relation to this SA objective.</p>
5) Reduce the risk of flooding.	0	0	0	0	None of the options considered would have a direct effect on this 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.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
7) Make sustainable use of resources and minimise waste generation.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+/-	+	+?	+?	<p>Option A would retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording to ensure the policy is up to date, and set clear town centre boundaries and development quanta where appropriate based on an updated evidence base. This approach is expected to help incorporate the increasing emphasis upon the need for town centres to be adaptable to changing economic circumstances and consumer/visitor patterns in the way in which town centres are used. It would not however set locally specific thresholds for town centres to protect their vitality and viability which might otherwise encourage the delivery of town centre uses at locations which are accessible by a wider range of existing sustainable transport links. As such this option is expected to result in variable effects in terms of encouraging modal shift in the District. An overall mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B would follow a similar approach to Option A, but would also 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. As such this option would help to encourage the delivery of town centre uses at locations which are accessible by a wide range of sustainable transport links unless it can be demonstrated that there would be no unacceptable impact on the viability town centres of the District. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option C would produce separate Area Action Plans (AAPs) for the larger town centres. This option would help provide a clear framework for investing in and regenerating of Rugeley and Cannock which is likely to encourage the provision of town centre uses at appropriate locations where they are most accessible by sustainable transport links. There is concern however that this approach may not be the best way to keep up with the fast pace of change in the area. As such there is a level of uncertainty attached in relation to achieving long term regeneration of the town centres which could otherwise help to promote modal</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>shift in Cannock Chase. An uncertain minor positive effect is therefore expected in relation to this SA objective.</p> <p>Option D would produce local policy and guidance to direct investment to centres/town centres via a range of means as most appropriate to the local context e.g. Masterplans, Supplementary Planning Documents and Neighbourhood Plans. This approach would not have the same level of statutory status as an AAP. However, it would provide a range of options and approaches relevant to the local context and could provide more adaptability and flexibility to changes in local circumstances. As such it is expected that this approach would provide local guidance to help encourage the regeneration of centres in the District and promote modal shift. A minor positive effect is therefore expected in relation to this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Option D	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	0	0	None of the options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	0	0	None of the options considered would have a direct effect on this 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.	0	0	0	0	Each option seeks to address the centres' hierarchy as well as town centre boundaries and development quanta. This may have an impact on the local economy in terms of facilitating appropriate growth in town centre uses/retail economy. These options however do not relate directly to the protection of existing employment sites in the District or the delivery land for new development of this type. The consideration of the vitality and viability of town centres in the District has been considered separately through SA objective 16. As such a negligible effect is expected for to each option in relation to SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	++/-	++	++/-?	++?	Option A would retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording to ensure the policy is up to date, and set clear town centre boundaries and development quanta where appropriate based on an updated evidence base. This approach is expected to help incorporate the increasing emphasis upon the need for town centres to be adaptable to changing economic circumstances and consumer/visitor

SA Objectives	Option A	Option B	Option C	Option D	Justification
					<p>patterns in the way in which town centres are used. While this policy would support the delivery of an appropriate level of town centre development in the District to help encourage regeneration, it would not however set locally specific thresholds for town centres to protect the vitality and viability of town centres in the District. This option would lack local specificity in terms of helping to protect the vitality and viability of existing town centre locations in the District. An overall mixed significant positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option B would follow a similar approach to Option A, but would also 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. As such this option would help to encourage the delivery of town centre uses in areas which would help to ensure the wider regeneration of town centre locations in the District and would also help to prevent any unacceptable impact resulting in terms of the viability such locations as a result of development of this type. A significant positive effect is therefore expected in relation to this SA objective.</p> <p>Option C would produce separate Area Action Plans (AAPs) for the larger town centres. This option would help provide a clear framework for investing in and regenerating of Rugeley and Cannock which is likely to encourage the provision of town centre uses at appropriate locations in the District. This approach would respond to the current situation in the District in terms of delivery uses required, while also helping to protect the continued viability the town centres of Cannock Chase. There is concern however that this approach may not be the best way to keep up with the fast pace of change in the area. As such this approach may not respond to the challenge of achieving regeneration of the town centres in the District in the longer term. An overall mixed significant positive effect and uncertain minor negative effect is therefore expected in relation to this SA objective.</p> <p>Option D would produce local policy and guidance to direct investment to centres/town centres via a range of means as most appropriate to the local context e.g. Masterplans, Supplementary Planning Documents and Neighbourhood Plans. This approach would not have the same level of statutory status as an AAP and as such a level of uncertainty is attached in terms of the weight any guidance will be given in future planning decisions. However, it would provide a range of options and approaches relevant to the local context and could provide more adaptability and flexibility to changes in local circumstances. As</p>

SA Objectives	Option A	Option B	Option C	Option D	Justification
					such it is expected that this approach would provide local guidance to help encourage the regeneration of centres in the District, most notably in the longer term. An uncertain significant positive effect is therefore expected in relation to this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	0	0	None of the options considered would have a direct effect on this SA objective.

Objective 7

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).

SA Objectives	Option A	Option B	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	++/- ?	++	<p>Policy Option A would require new development to be compliant with the requirements of Policy CP12 which has been updated to reflect new national policy and the most current local context. Policy CP12 sets out the requirement to protect, conserve and enhance the District’s biodiversity and geodiversity assets. Measures of protection include safeguarding and restoring habitats, green infrastructure enhancement and promoting effective stewardship and management of key local assets. Therefore, a significant positive effect has been identified in relation to this SA objective. An uncertain minor negative effect is expected in combined with this positive effect considering that this approach would not include a separate policy to address the Cannock Extension Canal Special Area of Conservation (SAC). It is considered likely that a separate policy would be better placed to respond more directly to the Council’s requirement to ensure that development does not cause harm to the SAC which is designated due to the canal containing Floating Water Plantain. As such this approach would miss the opportunity to provide specific guidance relating to mitigation measures which new development should incorporate in relation to the protection of the SAC.</p> <p>Policy Option B, similarly to as Option A, seeks to update Policy CP12 but would also result in the production of an additional separate policy for the protection of the Cannock Extension Canal SAC. The protection of the SAC is required under Habitat Regulations as the canal contains Floating Water Plantain. The site is also located within close proximity of an AQMA which is of particular concern. It is expected that a new policy for the SAC could help to provide more specific requirements which would help address impacts of traffic pollution from new development on the SAC. Including requirements relating to suitable mitigation measures may be of particular benefit. Therefore, a significant positive effect has been identified in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	+	Both policy options would update existing Policy CP12. Policy CP12 sets out the requirement to consider green design and designing biodiversity into development schemes via site layout, features such as sustainable drainage systems, green roofs and small scale green infrastructure including private gardens, hedgerows and trees and green road frontages. Not only does this promote sustainable design for biodiversity but it also encourages measures which will adapt to impacts of climate change, such as the introduction of SuDS and green infrastructure measures which will contribute towards carbon capture. As such, a minor positive effect is likely in relation to this SA objective for both policy options.
5) Reduce the risk of flooding.	+	+	Both policy options would update existing Policy CP12. Policy CP12 sets out the requirement to consider green design and designing biodiversity into development schemes via site layout, features such as sustainable drainage systems, green roofs and small scale green infrastructure including private gardens, hedgerows and trees and green road frontages. Not only does this promote sustainable design for biodiversity but it also encourages measures which will adapt to impacts of climate change, such as the introduction of SuDS. As such, a minor positive effect is likely in relation to this SA objective for both policy options.

SA Objectives	Option A	Option B	Justification
6) Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
9) Ensure all people are able to live in a decent home which meets their needs.	-?	-?	Both options would result in an updating of existing Policy CP12. As such important elements of biodiversity and specific designated sites would be protected from development. Measures of protection include safeguarding and restoring habitats, green infrastructure enhancement and promoting effective stewardship and management of key local assets. Requirements of this type will not only make certain areas less acceptable in planning terms to accommodate new development but would also place potential constraints and financial requirements on development which may be acceptable. While it is likely that housing requirement in the District could still be met, both options may reduce the area where this type of development might be delivered. An uncertain minor negative effect is therefore expected in relation to this SA objective for both options.

SA Objectives	Option A	Option B	Justification
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Justification
15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	0	Neither of the policy options considered would have a direct effect on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	Neither of the policy options considered would have a direct effect on this SA objective.

Cannock Chase SAC Policy Options

Option A: Update the Cannock Chase SAC policy CP13 as necessary to reflect the updated evidence.

SA Objectives	Option A	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	++	Policy Option A would to update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, would be in line with habitats regulation and will set out requirements to ensure no harm arises to the SAC. This policy option is therefore likely to specifically help protect the integrity of the SAC and its qualifying features. Therefore, a significant positive effect has been identified in relation to this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to encourage sustainable travel as part of delivering mitigation which will prevent adverse effects on the SAC. It is likely that this approach would help to minimise the contribution development in close proximity to the SAC makes in terms of air pollution. Therefore, a minor positive effect is likely in relation to this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	0	The policy option considered is not expected to have a direct effect on this SA objective.
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to encourage sustainable travel as part of delivering mitigation which will prevent adverse effects on the SAC. It is likely that this approach would help to minimise the contribution development in close proximity to the SAC makes in terms of climate change. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	Option A	Justification
5) Reduce the risk of flooding.	0	The policy option considered is not expected to have a direct effect on this 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 policy option considered is not expected to have a direct effect on this SA objective.
7) Make sustainable use of resources and minimise waste generation.	0	The policy option considered is not expected to have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to encourage sustainable travel as part of delivering mitigation which will prevent adverse effects on the SAC. As such it is likely that this approach would help to promote modal shift in the area. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	Option A	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	-?	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The requirement of the policy would potentially include contributions to a variety of mitigation measures which is likely to impact upon the viability of housing delivery in close proximity to the SAC. As such a minor negative effect is expected in relation to this SA objective. This negative effect is uncertain given that it is expected that sufficient land supply is available at other locations in the District to meet local housing need and considering that the influence of viability concerns will in part be dependent upon the decisions of developers.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to provide education and awareness raising in relation to the SAC. Therefore, a minor positive effect is likely in relation to this SA objective.
11) Reduce crime and the fear of crime.	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to provide Suitable Alternative Natural Green Space (SANGS) as part of new developments or alternatively financial contributions to meet this need. As such the policy should help to provide open spaces which are suitable to meet the needs of local residents where development would occur in close proximity to the SAC. This type of provision is expected to help increase the proportion of residents partaking of physical activities in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	Option A	Justification
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	+	Policy Option A would update Policy CP13 which addresses the protection of the Cannock Chase Special Area of Conservation (SAC). The update to Policy CP13, will be in line with habitats regulation, and will set out requirements to ensure no harm arises to the SAC. Policy CP13 currently contains support for measures to provide Suitable Alternative Natural Green Space (SANGS) as part of new developments or alternatively financial contributions to meet this need. As such the policy should help to provide open spaces which are suitable to meet the needs of local residents where development would occur in close proximity to the SAC. Therefore, a minor positive effect is likely in relation to this SA objective.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	None of the policy options considered would have a direct effect on this 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.	0	None of the policy options considered would have a direct effect on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Justification
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	None of the policy options considered would have a direct effect on this SA objective.

Landscape Character and Cannock Chase Area of Outstanding Natural Beauty (AONB) Policy Options

Option A: Retain current policy wording with minor amendments to update and reflect the most up to date evidence base and national policy context if applicable.

Option B: Include detailed criteria in policy for assessing suitability of different types of application, including retaining the current criteria for extensions/replacement buildings in the Green Belt.

Option C: Retain current policy wording (with minor modifications to update) and provide further elaboration if required via an updated design SPD.

SA Objectives	Option A	Option B	Option C	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	+	+	<p>Policy Option A seeks to retain the existing policy wording of Policy CP14 with minor amendments. Policy CP14 sets out development which would allow for opportunities for restoring, strengthening and enhancing distinctive landscape features including trees, woodland, canal corridors and sensitive edges of the rural areas is to be supported. . The policy is also supportive of development which would create green infrastructure links.. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to retain the wording of current Policy CP14 with the addition of criteria to assess the suitability of different application types. This would include the retention of the current criteria for extensions / replacement buildings within the Green Belt. It is expected that inclusion of specific criteria against which development would be assessed is likely to be more onerous. These criteria are likely to relate more directly to protection of the local landscape and not specifically to elements of local biodiversity however considering the theme of this policy.. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would also retain the current word of Policy CP14 with minor modification. This option would also allow for the addition of an updated design SPD which would provide elaboration on policy guidance relating to this topic. It is likely that an updated design SPD will help to promote design measures which will be of benefit to local biodiversity, however considering the scope of this policy option, it is expected that any beneficial effects would relate most directly to the protection of landscape in the District. Therefore, a minor positive effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
2) Minimise pollution and protect and enhance air, water, and soils.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
3) Ensure development makes efficient use of previously developed land and buildings.	+	+?	+	<p>Policy Option A seeks to retain the existing policy wording of Policy CP14 with minor amendments. Policy CP14 is supportive of the reuse and adaption existing buildings that will make a positive contribution to their landscape setting. It is expected that this Policy Option would help to promote the effective reuse of previously developed land and buildings and therefore a minor positive effect is likely in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to retain the current wording of Policy CP14 with the addition of criteria to assess the suitability of different application types, including extensions / replacement buildings within the Green Belt. While current policy is supportive of the re-use of and adaption of existing buildings, this approach may result in more onerous criteria requirements which developments of this type are likely to be required to meet before being considered acceptable. As such the re-use of brownfield land in the District may be prevented. The effects of this approach will be dependent upon the precise requirements of the policy and whether the detailed criteria included address proposals other than for extensions / replacement buildings in the Green Belt. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would also retain the current wording of Policy CP14 with minor modification. This option would also allow for the addition of an updated design SPD which would provide elaboration on policy guidance relating to this topic. While this option (similarly to Option B) may seek to promote similarly onerous policy requirements relating to the re-use of and adaption of existing buildings in the Green Belt it would allow greater flexibility in approach to respond to local circumstances given that any guidance would be included through SPD. Therefore, a minor positive effect is expected in relation to this SA objective.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
5) Reduce the risk of flooding.	0	0	0	None of the policy options considered would have a direct effect on this 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.	+++?	++	++	<p>Policy Option A would retain the existing policy wording of Policy CP14 with minor amendments. Policy CP14 sets out the requirement to consider landscape character in all development proposals in order to protect and conserve locally distinctive qualities, rural openness and sense of place. The policy also seeks to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features including trees, woodland, canal corridors, sensitive edges of the rural areas and creating green infrastructure links in conjunction with new development. As such this policy option would continue the approach of requiring development to protect and enhance character and quality of the landscape. Option A would also allow for minor amendments to the policy wording to be reflective of the updated evidence base and national policy context. This option however would not set more detailed criteria relating to the assessment of suitability of different types of application. As such an element of uncertainty is attached in terms of how robustly this option would address the protection of landscape character particularly when compared to the other policy options considered. As such an uncertain significant negative effect is likely in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to retain the current wording of Policy CP14 with the addition of criteria to assess the suitability of different application types, including extensions / replacement buildings within the Green Belt. It is expected that this Policy Option would result in the robust assessment of applications given that it would likely include detailed criteria relating to development (specifically extensions / replacement buildings) within the Green Belt. This will likely promote the protection and management of the landscape character. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would also retain the current wording of Policy CP14. This option would also allow for the addition of an updated design SPD which would provide elaboration on policy guidance relating to this topic. This option (similarly to Option B) is likely to promote similarly onerous policy requirements relating to the re-use of and adaption of existing buildings in the Green Belt but would allow greater flexibility in approach to respond to local circumstances given that any guidance would be included through SPD.. Therefore, an uncertain significant positive effect is expected in relation to this SA objective, as the effects depend on the exact guidance set out in an updated design SPD.</p>

SA Objectives	Option A	Option B	Option C	Justification
7) Make sustainable use of resources and minimise waste generation.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
8) Encourage and facilitate the use of sustainable modes of transport.	+	+	+	<p>Policy Option A seeks to retain the existing policy wording of Policy CP14 with minor amendments. Policy CP14 is supportive of development which would create connections to existing rights of way networks and therefore this policy is expected to be of benefit in terms of the wider connectivity of the PRow network. A minor positive effect is likely in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to retain the current wording of Policy CP14 with the addition of criteria to assess the suitability of different application types, including extensions / replacement buildings within the Green Belt. Policy CP14 is supportive of development which would create connections to existing rights of way networks and therefore this policy is expected to be of benefit in terms of the wider connectivity of the PRow network. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would also retain the current wording of Policy CP14 with minor modification. This option would also allow for the addition of an updated design SPD which would provide elaboration on policy guidance relating to this topic. Policy CP14 is supportive of development which would create connections to existing rights of way networks and therefore this policy is expected to be of benefit in terms of the wider connectivity of the PRow network. Therefore, a minor positive effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
9) Ensure all people are able to live in a decent home which meets their needs.	-	--?	-	All three options would result in a minor update to the current wording of Policy CP14. This policy seeks to protect and enhance District's landscape character and it is expected that the policy is likely to make certain areas of the District (such as areas of higher landscape character sensitivity and the AONB) less suitable in planning terms in terms of accommodating new residential development and extensions. As such a negative effect is expected for each option in relation to this SA objective. The negative effect expected for Option B is likely to be significant considering that it would set specific criteria in policy for assessing suitability of different types of application. This approach is likely to be more onerous in terms of requiring measures to address the impact of development on landscape. The significant negative effect is uncertain dependent upon the precise criteria of the policy. The negative effect expected for Options A and C is expected to be minor. Option A would not include criteria of this nature and that Option C would allow for greater flexibility as elaboration on the policy would be included in an updated design SPD.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
12) Improve public health and ensure health facilities are accessible for those in need.	+	+	+	<p>All three options would retain the current wording of Policy CP14 with minor modification. Options B and C would respectively build on the policy by including criteria to assess the suitability of different types of application or provide further elaboration on the policy topic through SPD. Policy CP14 is supportive of development which would enhance access to high quality open spaces and that which would protect and enhance green infrastructure. Therefore, suggesting that retaining an updated policy of this nature is likely to contribute towards ensuring access to open spaces across the District which is likely to be to benefit of local public health. A minor positive effect is therefore expected for all options in relation to this SA objective.</p>
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	+	+	+	<p>Policy Option A seeks to retain the existing policy wording of Policy CP14 with minor amendments. Policy CP14 is supportive of proposals which would enhance access to high quality open spaces and that which would protect and enhance green infrastructure. Therefore, retaining an updated policy of this nature is likely to contribute towards ensuring access to open spaces across the District. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option B, similarly to Policy Option A, seeks to retain the current Policy CP14 with the addition of criteria to assess the suitability of different application types, including those within the Green Belt. Policy CP14 is supportive of development which would enhance access to high quality open spaces and that which would protect and enhance green infrastructure. Therefore, suggesting that retaining an updated policy of this nature is likely to contribute towards ensuring access to open spaces across the District. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would also retain the current wording of Policy CP14 with minor modification. This option would also allow for the addition of an updated design SPD which would provide elaboration on policy guidance relating to this topic. Policy CP14 is supportive of development which would enhance access to high quality open spaces and that which would protect and enhance green infrastructure. Therefore, suggesting that retaining an updated policy of this nature is likely to contribute towards ensuring access to open spaces across the District. As such a minor positive effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	0	None of the policy options considered would have a direct effect on this 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.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
16) Enhance the town centres in order to protect and improve their vitality and viability.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

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.

SA Objectives	Option A	Option B	Option C	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	+	+?	<p>Policy Option A would result in the policy text expanding upon the existing Policy CP15 to include the contribution of the historic environment can make towards regeneration. Policy CP15 sets out the requirement to make provision for the retention of protected species prior to the commencement of works, as work on heritage assets can have a serious harmful impacts on certain protected species. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>As above, Policy Option B also would expand on the existing Policy CP15 with specific reference to particular local heritage opportunities, such as colliery sites. Policy CP15 currently sets out the requirement to make provision for the retention of protected species prior to the commencement of works, as work on heritage assets can have a serious harmful impacts on certain protected species. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option C would expand on the existing Policy CP15 and would also incorporating a District-wide Interpretation Strategy policy Framework. As such a framework for development management relating to this topic and benefits from the heritage which will contribute towards quality of life will be incorporated in the policy. Policy CP15 currently sets out the requirement to make provision for the retention of protected species prior to the commencement of works, as work on heritage assets can have a serious harmful impacts on certain protected species. Therefore, a minor positive effect is expected in relation to this SA objective.</p>
2) Minimise pollution and protect and enhance air, water, and soils.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
3) Ensure development makes efficient use of previously developed land and buildings.	+	++	++?	<p>Policy Option A would result in the policy text expanding upon the existing Policy CP15 to include the contribution of the historic environment can make towards regeneration. Policy CP15 seeks to maintain an appropriate balance between conservation, alongside sympathetic reuse and adaption of buildings in order to promote sustainable management of the historic environment. By recognising the role the historic environment can play in terms of regeneration in the District, it is likely that this Policy Option would build upon the current policy approach in terms of supporting appropriate reuse of historic assets in the District. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>As above, Policy Option B also seeks to expand existing Policy CP15 with specific reference to particular local heritage opportunities, such as town centres, canals and former colliery sites. In addition to the general policy support for the appropriate re-use of heritage assets to support regeneration in the District, this approach is also likely to identify specific assets where sympathetic re-use could be achieved. This approach may result in increased and improved re-use of existing buildings in the District. As such, a significant positive effect is likely in relation to this SA objective.</p> <p>Policy Option C seeks to update existing Policy CP15 and would result in the historic environment being promoted as a catalyst for positive regeneration. This option would also incorporate a District-wide Interpretation Strategy policy Framework, providing guidance on development management and benefits of heritage assets. As this Policy Option will provide guidance on the promotion of the historic environment and encourages its contribution for current and future generations, it is likely that this policy will help to promote the effective re-use and regeneration of heritage assets. As such a significant positive effect is expected in relation to this SA objective. The significant positive effect is uncertain, given that the policy wording would contain less specificity in relation to particular opportunity sites in the District where the re-use of existing heritage assets might be achieved. The more generic approach of this policy option is expected to allow for wider range of interpretations in relation to the re-use of specific heritage assets in the District.</p>
4) Adapt to the impacts of, and minimise factors contributing to, climate change.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
5) Reduce the risk of flooding.	0	0	0	None of the policy options considered would have a direct effect on this 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.	++	++	++	<p>Policy Option A would result in the policy text expanding upon the existing Policy CP15 to include the contribution of the historic environment towards regeneration. Policy CP15 is supportive of development proposals that are sensitive to and inspired by their context and add value to the existing historic environment, landscape and townscape character. An elaborated policy option will likely continue the approach of supporting the protection and enhancement of the character and quality of the landscape and townscape in the District. Therefore, a significant positive effect is likely in relation to this SA objective.</p> <p>Policy Option B would also expand existing Policy CP15 with specific reference to certain local heritage opportunities, such as town centres, canals and former colliery sites. As such this option is also likely to continue the policy approach to landscape and townscape which has been set out through Policy CP15. Including specific references to particular heritage assets in the District may furthermore allow for detailed consideration of the landscape sensitivity issues at these locations. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Policy Option C seeks to update existing Policy CP15 and would result in the historic environment being promoted as a catalyst for positive regeneration. This option would also incorporate a District-wide Interpretation Strategy policy Framework, providing guidance on development management and benefits of heritage assets. As such this option is also likely to continue the policy approach to landscape and townscape which has been set out through Policy CP15. Therefore, a significant positive effect is expected in relation to this SA objective.</p>
7) Make sustainable use of resources and minimise waste generation.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
8) Encourage and facilitate the use of sustainable modes of transport.	0	+	0	All three options would result in an update to the current wording of Policy CP15. This policy seeks to protect all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape in order to sustain character, local distinctiveness and sense of place. Option B would also include specific reference to particular local heritage opportunities in the District. The potential for regeneration/leisure opportunities and enhancement of the footway/cycleway network would be included in the policy text through this option. This option may therefore help to encourage journeys to be made by more active modes of transport in particular. As such while Options A and C are expected to have a negligible effect in relation to this SA objective, a minor positive effect is expected in relation to this SA objective for Option B.
9) Ensure all people are able to live in a decent home which meets their needs.	-	+?/-	-	All three options would result in an update to the current wording of Policy CP15. This policy seeks to protect all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape in order to sustain character, local distinctiveness and sense of place. This approach is likely to make certain areas of the District (for example Conservation Areas and areas within the setting of Listed Buildings) less suitable in planning terms in terms of accommodating new residential development and extensions. As such a minor negative effect is expected for each option in relation to this SA objective. The negative effect expected for Option B is likely to be combined with an uncertain minor positive effect. Including more specific reference to particular local heritage opportunities in town centres may allow for the incorporation of new residential development if certain sites are identified as being appropriate for this type of use.
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
11) Reduce crime and the fear of crime.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.
12) Improve public health and ensure health facilities are accessible for those in need.	0	+	0	All three options would result in an update to the current wording of Policy CP15. This policy seeks to protect all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape in order to sustain character, local distinctiveness and sense of place. Option B would also include specific reference to particular local heritage opportunities in the District. The potential for regeneration/leisure opportunities and enhancement of the footway/cycleway network would be included in the policy text through this option. Improvements relating to these types of uses are likely to be of benefit in terms of local health and wellbeing. As such while Options A and C are expected to have a negligible effect in relation to this SA objective, a minor positive effect is expected in relation to this SA objective for Option B.
13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	0	+	0	All three options would result in an update to the current wording of Policy CP15. This policy seeks to protect all historic sites, buildings, areas, archaeological remains, their settings and their historic landscape and townscape in order to sustain character, local distinctiveness and sense of place. Option B would also include specific reference to particular local heritage opportunities in the District. The potential for regeneration/leisure opportunities and enhancement of the footway/cycleway network would be included in the policy text through this option. As such while Options A and C are expected to have a negligible effect in relation to this SA objective, a minor positive effect is expected in relation to this SA objective for Option B.
14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0	0	0	None of the policy options considered would have a direct effect on this SA objective.

SA Objectives	Option A	Option B	Option C	Justification
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.</p>	+	+	+	<p>Policy Option A would update the existing Policy CP15 to include the contribution of the historic environment towards regeneration. Policy CP15 currently is supportive of the protection and enhancement of the historic environment in the District which includes the promotion of the historic environment as a catalyst for the regeneration of the District. The policy also seeks to maximise potential for investment within the urban areas and the benefits of heritage-led regeneration as opportunities arise. Therefore, it is likely that an expanded policy wording will help further contribute to the aim of regeneration and inward investment. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>As above, both Policy Options A and B, would also expand upon the existing Policy CP15. Option B would highlight particular local heritage opportunities where regeneration potential may be appropriate. Option C would update the policy text to elaborate upon local heritage opportunities through a generic rather than site specific approach. It is expected that both of these policy options would also promote the benefits of heritage led regeneration and help to encourage investment into the District through the identification of opportunities for heritage led growth. As such both Options A and B are expected to have a minor positive in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
<p>16) Enhance the town centres in order to protect and improve their vitality and viability.</p>	+	++?	+	<p>Policy Option A seeks to update the existing Policy CP15 to include the contribution of the historic environment towards regeneration. Policy CP15 sets out the requirement to focus development and regeneration around existing historic urban areas to maximise potential for investment within them and secure the benefits of heritage-led regeneration. It is likely that the enhancement of heritage assets at town centre locations will further help to secure their regeneration and contribute towards the improvement of such location's vitality and viability. Therefore, a minor positive effect is expected in relation to this SA objective.</p> <p>Policy Option B also seeks to expand existing Policy CP15 with specific reference to certain local heritage assets, such as town centres. There is potential that more specific detail within the policy regarding particular heritage assets will ensure specific guidance tailored to particular sites, such as historic town centres. As such this policy option is likely to help encourage the enhancement of town centres within the District which may contribute to improvements in their vitality and viability. As such, an uncertain significant positive effect is likely, as the effects depend on the exact guidance set out in the policy wording which relates to particular town centre locations where there might be opportunities for the regeneration of heritage assets.</p> <p>Policy Option C also seeks to update existing Policy CP15 by including text which would elaborate upon local heritage opportunities. This would be done through a generic rather than site specific approach. As such it is expected that this policy would not encourage the specific regeneration of town centre sites significantly beyond the approach of the existing Policy CP19. Therefore, a minor positive effect is expected in relation to this SA objective.</p>
<p>17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).</p>	+	++	++?	<p>All three options would update the existing Policy CP15 to embrace the historic environment as a catalyst for positive regeneration. This update is to respond to updates to the evidence base. The current policy is considered to be largely robust and flexible in accordance with national policy. Given that sets out measures to encourage development which would safeguard heritage assets in the District, the updates set out for each policy option are all expected to have a positive effect in relation to this SA objective. It is noted that Option B in particular and Option C to a lesser extent may help to encourage the sympathetic regeneration of locations with heritage value through a site specific and a more generic type based approach to local heritage opportunities. Therefore the positive effect expected for these options is significant. As Option C is not site specific in its</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>approach it is expected to provide less certainty in terms of addressing the potential for regeneration at specific sites in the District meaning the overall effect is uncertain. Option A would not place as much emphasis on the existing local heritage opportunities which might otherwise encourage their sympathetic regeneration. The positive effect expected for Option A in relation to this SA objective is therefore minor.</p>

Objective 8

Greener Future Policy Options

Option A: Update current Local Plan (Part 1) Policy CP16 to reflect up to date evidence base work. Include reference to potential role of canal network in contributing to low carbon technologies and surface water drainage; measures to protect 'controlled waters'; matters to consider in relation to regulated sites, such as waste processing facilities, reflecting the 'agent of change' principle. Enhance links to the role of green/blue infrastructure in supporting a greener 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.

SA Objectives	Option A	Option B	Option C	Justification
1) Protect and enhance biodiversity, fauna and flora and geodiversity.	+	+	+	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, thereby, strengthening the requirements of Policy CP16. As such, the policy could help to provide habitats and improve habitat connectivity in the District. Policy CP16 requires new large-scale renewable and low carbon energy schemes to take into account expected impacts on biodiversity. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. This option would also support the enhancement of the role of green/blue infrastructure in the District which is likely to help provide habitats and improve habitat connectivity in the District. Policy CP16 requires new large-scale renewable and low carbon energy schemes to take into account expected impacts on biodiversity. The Design SPD currently sets out principles relating to biodiversity enhancements which are to be applied to extensions and conversions of existing buildings as well as the design and layout of new buildings. . In addition, Option B encourages the use of sustainable construction standards, such as energy efficiency improvements and low carbon/renewable energy technologies, but does not require them. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with an updated version of Policy CP16. It would also be supported by an updated Design SPD and would require individual developments to meet specific building standards including sustainable construction standards</p>

SA Objectives	Option A	Option B	Option C	Justification
				such as water efficiency, energy efficiency, low carbon/renewable technologies. Policy CP16 requires new large-scale renewable and low carbon energy schemes to take into account expected impacts on biodiversity. This option would also support the enhancement of the role of green/blue infrastructure in the District which is likely to help provide habitats and improve habitat connectivity in the District, thereby protecting biodiversity and geodiversity. As such a minor positive effect is expected in relation to this SA objective.
2) Minimise pollution and protect and enhance air, water, and soils.	++	++	++	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to promote initiatives and development proposals that reduce or mitigate all forms of pollution, based upon air quality modelling where necessary, and having regard to strategic local issues including air quality and water quality. In addition it encourages incorporating landscaping and sustainable design measures that assist adaptation to climate change and minimise all forms of pollution, particularly via the use of multi-functional green infrastructure. A significant positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, the Design SPD sets out principles in order to maximise opportunities for low carbon places and seeks to address water and air quality management issues, in order to protect and enhance air, water and soils in the District. Option B would also encourage the use of sustainable construction standards, such as low carbon and renewable energy technologies which could help to minimise air pollution in the District. As such a significant positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition the requirements of the Policy CP16, the Design SPD sets out principles in order to maximise opportunities for low carbon places and seeks to address water and air quality management issues, in order to protect and enhance air, water and soils in the District. Option C is also likely to help minimise air and water quality since it would require that development meets specific building standards including sustainable construction standards such as water efficiency, energy efficiency and low carbon/renewable technologies. As such a significant positive effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
<p>3) Ensure development makes efficient use of previously developed land and buildings.</p>	+	+	+	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to promote initiatives and development that use land and building assets sustainably, including the preference for Brownfield land. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, the Design SPD sets out the requirement to reuse and repair existing buildings. Option B would also encourage the use of sustainable construction standards. As such a minor positive effect is likely in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16 and the Design SPD, Option C requires development to meet specific building standards including sustainable construction standards. As such a minor positive effect is likely in relation to this SA objective.</p>
<p>4) Adapt to the impacts of, and minimise factors contributing to, climate change.</p>	+	+++?	++	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to tackle climate change and ensure sustainable resource use via the promotion and positive consideration of initiatives and development proposals. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, the Design SPD sets out further guidance in relation to maximising opportunities for low carbon places with greater resilience to the impacts of climate change. This includes guidance relating to mitigation and adaption to higher temperatures, flood risk and energy efficiency. Furthermore, by encouraging sustainable construction standards such as energy efficiency improvements and low carbon/renewable energy technologies, Policy Option B is likely to help to minimise the contribution new development makes in terms of greenhouse gases released. A significant positive effect is therefore expected in relation to this SA objective. The significant positive effect is uncertain given that this approach would encourage but not require sustainable construction standards.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. Furthermore, by requiring developments to meet specific building standards, such as water efficiency, energy efficiency</p>

SA Objectives	Option A	Option B	Option C	Justification
				and low carbon/renewable technologies, Policy Option C could help to minimise the contribution new development makes in terms of greenhouse gases released. A significant positive effect is therefore expected in relation to this SA objective.
5) Reduce the risk of flooding.	++	++	++	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to promote initiatives and development which appropriately account for both current and future potential levels of flood risk. It also seeks to avoid developments in high risk flood areas as per the Strategic Flood Risk Assessment. This could include measures such as the incorporation of SuDS. It is expected that the role of green/blue infrastructure in the District will help ensure the safe infiltration of surface water in the District. The update of Policy CP16 is furthermore to be informed by national and local policy and local evidence which will include the Staffordshire County Council SUDS handbook, Humber River Basin Management Plan and information from the Strategic Flood Risk Assessment on flood risk zones. A significant positive effect is therefore expected on this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, this option would encourage sustainable construction standards in conjunction with the revised SPD. It is not expected that this approach would have any additional effects in relation to flood risk in the District. A significant positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, this option would require sustainable construction standards in conjunction with the revised SPD. It is not expected that this approach would have any additional effects in relation to flood risk in the District. A significant positive effect is therefore expected in relation to this SA objective.</p>
6) Protect, enhance and manage the character and quality of the	+	+/-	+/-	Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to incorporate landscaping and sustainable design measures that assist adaptation to climate change. The incorporation of green infrastructure and landscaping at new development in the District could help to protect and enhance

SA Objectives	Option A	Option B	Option C	Justification
<p>landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.</p>				<p>landscape character in the District. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD sets out the importance of developments fitting in with their surroundings and encourages the use of vegetated boundaries and small-scale traditional shop front design. These measures are expected to help protect and enhance the local distinctiveness of the landscape and townscape. Option B would also encourage sustainable construction standards such as energy efficiency improvements and low carbon/renewable energy technologies. Renewable energy improvements such as solar panels or wind turbines could adversely affect the existing quality and character of the landscape and townscape. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of the Policy CP16, this option would encourage sustainable construction standards in conjunction with the revised SPD which will require the incorporation of sustainable construction standards such as water efficiency, energy efficiency and low carbon/renewable technologies. Renewable energy improvements such as solar panels or wind turbines could adversely affect the quality and character of the landscape and townscape. A mixed minor positive effect and minor negative effect is therefore expected in relation to this SA objective.</p>
<p>7) Make sustainable use of resources and minimise waste generation.</p>	+	++?	++	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 is supportive of development that would contribute to national and local waste reduction and recycling targets according to the waste hierarchy. The policy is also supportive of development that would contribute to achieving higher levels of sustainable construction. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The SPD supports Policy CP16 by setting out requirement to incorporate accessible recycling storage within sites. This approach is expected to help promote the waste hierarchy and thereby minimise the amount of waste going to landfill in the District. Furthermore, Option B would encourage the use of sustainable construction standards in line with a strengthened version of Policy CP16. This could help to ensure that a more efficient, sustainable and flexible use of materials in the District. A significant positive effect is therefore expected in relation to this SA objective. The significant positive effect is uncertain considering that the</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>use of sustainable construction standards would be encouraged but not required through Option B.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. Option C would require developments to meet specific building standards, including sustainable construction standards, which is likely to help promote the sustainable use of resources in the District. . A significant positive effect is therefore expected in relation to this SA objective.</p>
8) Encourage and facilitate the use of sustainable modes of transport.	+	++	++	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 seeks to encourage development that improves or is well related to sustainable transport infrastructure. Therefore, a minor positive effect is likely in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the updated Design SPD would build on current guidance which seeks to promote integrated walking and cycling networks into new developments and ensure proximity to existing public transport facilities. This is expected to contribute towards the encouragement of sustainable transport use. A significant positive effect is therefore expected on this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD sets out the requirement to promote integrated walking and cycling networks into new developments and ensure proximity to existing public transport facilities. This is expected to contribute towards the encouragement of sustainable transport. A significant positive effect is therefore expected on this SA objective.</p>
9) Ensure all people are able to live in a decent home which meets their needs.	+	++?	++/- ?	<p>Policy Option A would support the enhancement of the role of green/blue infrastructure in the District, therefore, strengthening the requirements of Policy CP16. Policy CP16 encourages the achievement of the standards of the Code for Sustainable Homes and BREEAM at residential development. As such the policy may help to encourage the improvement of the quality of housing stock in the District. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the revised SPD is expected to further encourage the introduction of a</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>range of and high quality of new residential development as set out in the current SPD. This approach is expected to help improve the quality and range of types of housing stock in the District. As such a significant positive effect is expected in relation to this SA objective. The significance positive effect is uncertain given that this policy option would encourage the achievement of high quality standards at new developments but not specifically set requirements for them to be met.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. This option would furthermore require developments to meet specific building standards. While this approach could help to ensure that high quality housing stocking is delivered in the District it would place additional requirements on developers in relation to the achievement of these standards. Such a requirement could affect the rate of delivery of new homes in the District. As such an overall mixed significant positive and minor negative effect is therefore expected in relation to this SA objective. The option allows for the consideration of viability when standards are incorporated in the Local Plan. As such a degree of uncertainty is attached to the minor negative effect identified.</p>
10) Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0	0	0	None of the Policy Options considered would have a direct effect on this SA objective.
11) Reduce crime and the fear of crime.	0	+	+	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16, however, will not have a direct effect on this SA objective, so a negligible effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD currently sets out the 'Designing out Crime' principle which ensures the design of new development involves secure and safe design and works in partnership with the Police initiative 'Secured by Design.' Therefore, a minor positive effect is expected in relation to this SA objective.</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD currently sets out the 'Designing out Crime' principle which ensures the design of new development involves secure and safe design and works in partnership with the Police initiative 'Secured by Design.' Therefore, a minor positive effect is expected in relation to this SA objective.</p>
<p>12) Improve public health and ensure health facilities are accessible for those in need.</p>	+	+	+	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16 supports sustainable transport infrastructure. It is expected that this approach could help to improve public health and wellbeing as a result of increased numbers of local people undertaking journeys by walking and cycling. A minor positive effect is therefore likely on this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out requirement to enhance links between new developments and leisure spaces to contribute towards improving public health. The policy however does not set any requirement in relation to the provision of healthcare facilities in the District. As such, a minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out requirement to enhance links between new developments and leisure spaces to contribute towards improving public health. The policy however does not set any requirement in relation to the provision of healthcare facilities in the District. As such, a minor positive effect is therefore expected in relation to this SA objective.</p>
<p>13) Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.</p>	+	+	+	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16 supports incorporating landscaping and sustainable design measures that assist adaptation to climate change and minimise all forms of pollution. It is expected that this approach could help to protect and ensure access to open spaces and facilities for leisure and recreation which are likely to form part of the wider green infrastructure network in the District. A minor positive effect is therefore likely on this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out a requirement to enhance links between</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>new developments and leisure spaces. As such, a minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out a requirement to enhance links between new developments and leisure spaces. As such, a minor positive effect is therefore expected in relation to this SA objective.</p>
<p>14) Provide easy access to community services and facilities to meet people's needs and avoid isolation.</p>	+	++	++	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16 supports initiatives and developments that improve or perform well in relation to accessibility of services and sustainable transport networks. It is expected that this policy could help improve access to services and facilities. Sustainable transport improvements are also likely to help prevent people from becoming isolated in the community. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out that a design and access statement is required to accompany major applications and some smaller more sensitive schemes which show how they can be adequately accessed by prospective users. As such, a significant positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. In addition to the requirements of Policy CP16, the Design SPD currently sets out that a design and access statement is required to accompany major applications and some smaller more sensitive schemes which show how they can be adequately accessed by prospective users. As such, a significant positive effect is expected in relation to this SA objective.</p>
<p>15) Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there</p>	+	+	+	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16 supports the objective of encouraging a vibrant local economy and workforce. In addition, Policy CP16 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. Schemes of this type could provide opportunities to secure investment for the District. As such, a minor positive effect is expected in</p>

SA Objectives	Option A	Option B	Option C	Justification
is adequate provision of new sites.				<p>relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. As such, a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. As such, a minor positive effect is expected in relation to this SA objective.</p>
16) Enhance the town centres in order to protect and improve their vitality and viability.	+	+	+	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure, therefore, strengthening the requirements of Policy CP16. Policy CP16 supports the creation of attractive town centres, which is likely to help encourage increased levels of footfall at these locations and promote their vitality and viability. As such a minor positive effect is expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD sets out that new shopfronts should relate well to the whole elevation of the host building in terms of design and that the use of traditional materials is encouraged. This could help improve the visual amenity of the town centres, attract more visitors to these locations and improve their vitality and viability. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD sets out that new shopfronts should relate well to the whole elevation of the host building in terms of design and that the use of traditional materials is encouraged. This could help improve the visual amenity of the town centres, attract more visitors to these locations and improve their vitality and viability. A minor positive effect is therefore expected in relation to this SA objective.</p>
17) Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	+	+/-	+/-	<p>Policy Option A would support the enhancement of links to the role of green/blue infrastructure; therefore, strengthening the requirements of Policy CP16. Policy CP16 requires new large-scale renewable and low carbon energy schemes to take into account the expected impacts on the historic environment. A minor positive effect is therefore expected in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option B would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD sets requirement that developments affecting Listed Buildings and Conservation Areas are supported by appropriate expertise to ensure the conservation and enhancement of the wider setting of historic</p>

SA Objectives	Option A	Option B	Option C	Justification
				<p>features and landscapes. In addition, Option B encourages the use of sustainable construction standards, such as energy efficiency improvements and low carbon/renewable energy technologies, but does not require them. These types of improvements such as solar panels or wind turbines may have an impact on the setting of heritage assets in the District. Therefore, a mixed minor positive and minor negative effect is likely in relation to this SA objective.</p> <p>Similarly to Policy Option A, Option C would require development to be compliant with a strengthened version of Policy CP16. It would also be supported by an updated Design SPD. The Design SPD sets requirement that developments affecting Listed Buildings and Conservation Areas are supported by require appropriate expertise to ensure the conservation and enhancement of the wider setting of historic features and landscapes. Option C requires the use of sustainable construction standards, such as energy efficiency improvements and low carbon/renewable energy technologies. These types of improvements such as solar panels or wind turbines may have an impact on the setting of heritage assets in the District. As such a mixed minor positive and minor negative effect is expected in relation to this SA objective.</p>