

Sustainability Appraisal of the South Staffordshire Local Plan Review

Preferred Options Plan

Regulation 18 (III) SA Report

August 2021



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Sustainability Appraisal of the South Staffordshire Local Plan Review

Preferred Options Plan

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sustainability effects of the South Staffordshire Local Plan Review and meets the requirements of the SEA Directive. It is not intended to be a substitute for an Environmental Impact Assessment (EIA) or Appropriate Assessment (AA).

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Acronyms

A&E	Accident and Emergency
AA	Appropriate Assessment
ALC	Agricultural Land Classification
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BMV	Best and Most Versatile
C of E	Church of England
CCDC	Cannock Chase District Council
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DMRB	Design Manual for Roads and Bridges
DTA	David Tyldesley and Associates
EIA	Environmental Impact Assessment
EU	European Union
GBHMA	Greater Birmingham Housing Market Area
GHG	Greenhouse Gas
GI	Green Infrastructure
GIS	Geographic Information Systems
GP	General Practitioner
IRZ	Impact Risk Zone
km	Kilometre
LCA	Landscape Character Assessment
LCT	Landscape Character Type
LNR	Local Nature Reserve
LPR	Local Plan Review
LVA	Landscape and Visual Appraisal
LVIA	Landscape and Visual Impact Assessment
m	Metre
MHCLG	Ministry of Housing, Communities and Local Government
NERC	Natural Environment and Rural Communities
NHS	National Health Service
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
OPDM	Office of the Deputy Prime Minister
PRoW	Public Rights of Way
RCA	Regional Character Area
RIGS	Regionally Important Geological and Geomorphological Site
RPG	Registered Park and Garden
SA	Sustainability Appraisal

SAC	Special Area of Conservation
SBI	Site of Biological Importance
SEA	Strategic Environmental Assessment
SHSID	Spatial Housing Strategy and Infrastructure Delivery
SM	Scheduled Monument
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPZ	Source Protection Zone
SSDC	South Staffordshire District Council
SSSI	Sites of Special Scientific Interest
SuDS	Sustainable Drainage System
TAG	Transport Analysis Guidance

Executive Summary

About this report

- E1** Lepus Consulting is conducting a Sustainability Appraisal (SA) for South Staffordshire District Council (SSDC) to inform the South Staffordshire Local Plan Review (LPR).
- E2** SA is the process of informing and influencing the preparation of a development plan to optimise its sustainability performance. SA considers the social, economic and environmental performance of the development plan, as the plan is prepared over several distinct stages. The stages of SA facilitate iteration between the plan makers (SSDC) and the appraisal team (Lepus Consulting).
- E3** The first stage of the SA process was the preparation of the Scoping Report, published in 2017¹. This report provided the context for the SA and determine the scope of the appraisal process. It also set out the assessment framework (**Appendix A** of this report) for carrying out the later stages of the SA.
- E4** SSDC Local Plan Review process started with the publication of the Issues and Options report in 2018. The Issues and Options document set out five options for the quantum of residential growth, two options for Gypsy and Traveller growth, three options for employment growth, six options for residential distribution, four options for employment distribution and 34 policy options. The sustainability performance of these options was reported on in the accompanying SA Report, prepared by Lepus in 2018². Following this, the Spatial Housing Strategy and Infrastructure Delivery (SHSID) report was prepared in which SSDC considered seven spatial options. The SA Report to accompany the SHSID was prepared by Lepus and published in 2019³.
- E5** SSDC has now prepared a Preferred Options Plan as part of the LPR process. **Table 1.1** summarises the Plan-making and SA process to date.
- E6** The purpose of this report is to appraise the sustainability performance of all potential site allocations for housing, employment and Gypsy, Travellers and Travelling

¹ Lepus Consulting (2017) Sustainability Appraisal of the South Staffordshire Local Plan Review, Scoping Report

² Lepus Consulting (2018) Sustainability Appraisal of the South Staffordshire Local Plan Review, Issues and Options SA Report

³ Lepus Consulting (2019) Sustainability Appraisal of the South Staffordshire Local Plan Review, Spatial Housing Strategy and Infrastructure Delivery SA Report.

Showpersons (GTTS) pitches (called ‘reasonable alternatives’ in Sustainability Appraisal) put forward in the Preferred Options Plan. The reasonable alternatives are assessed in relation to each objective in the SA Framework. The SA process informs the Council’s evaluation of site and policy choices, amongst other factors, and seeks to improve the sustainability of the emerging Local Plan.

Summary findings

- E7** The appraisal of the 317 reasonable alternative sites demonstrated that all development proposals would be likely to result in a range of impacts with regard to sustainability. This first stage of the appraisal process does not account for the potentially mitigating effects of the draft policies and is referred to as the ‘pre-mitigation’ assessment.
- E8** The evaluation of the sustainability performance of each reasonable alternative has been prepared through an analysis of the site appraisal scores presented in **Table 4.4** by SA Objective. The best performing residential, employment and GTTS options, at this stage, have been identified for each SA Objective, as presented in **Section 4**.
- E9** The evaluation of a site’s sustainability performance does not lend itself to an exercise in summation of SA Objectives i.e. simply adding up the scores for each of the SA Objectives, because the Objectives consider different aspects of sustainability and cannot readily be ‘summed’. At this high level of assessment the permutations of value within each SA Objective are typically too great; finer grain assessment metrics would be required to facilitate this.
- E10** The majority of the draft Development Management policies set out the requirements for development and seek to protect the natural and built environment and ensure there is sufficient community infrastructure to support new residents. This includes ensuring the delivery of an appropriate housing mix; meeting housing needs for different groups, including for older people and GTTS; protecting community infrastructure and the vibrancy of settlements; and, protecting and enhancing natural assets such as biodiversity, heritage, the landscape (including the setting to Cannock Chase AONB) and managing flood risk and surface water, amongst others. As these policies seek to protect existing assets or enhance the provision of these features, minor positive or negligible impacts have largely been identified.
- E11** As would be anticipated, the Strategic Policies, which set out aspects of the Local Plan such as the proposed Spatial Strategy and the proposed strategic sites, have, in

general, been assessed as having the potential for a greater range of negative impacts in relation to environmental aspects of sustainability and greater positive effects in relation to meeting housing and employment needs.

- E12** Policy DS3 sets out the proposed Spatial Strategy for the District to 2038 and proposes the development of 8,881 dwellings in total. The identified major negative impacts are associated with an increase in GHG emissions and waste generation as a result of the large amount of residential development, and a significant loss of soil resources as a result of the development overall. The policy also identifies a range of effects, due to the varying scale and location of the proposed development which would be expected to result in a mixture of positive and negative impacts under some objectives.
- E13** Policies DS1 and DS2 set out the policy protection in relation to the Green Belt and Open Countryside, respectively, as well as the need to revise the boundaries of these designations in order to accommodate predicted housing need. Policy DS4 sets out the aspiration for the development of a new settlement in the longer term. No location has been identified for the settlement and the assessment finds a range of effects.
- E14** Strategic policies SA1 to SA5 set out SSDC's preferred locations for housing development. SA1, SA2, SA3 and parts of SA4 lie within the West Midlands Green Belt. Of the 38 sites identified in SA5, fourteen sites lie in the Green Belt. Development of these areas has been assessed by the Green Belt Study⁴ as having the potential to harm the purposes of the Green Belt, to varying degrees. In order to accommodate the required housing need the boundaries to the Green Belt will be revised. As set out in the NPPF and summarised in the Green Belt study, such revisions are only undertaken as part of a Local Plan Review and under 'exceptional circumstances'. The Green Belt Study sets out a number of recommendations to help to mitigate the effects of removal of land from the Green Belt, summarised in **Appendix E** of this SA.
- E15** Potential harm to the purposes of the Green Belt as a result of the development of sites must also be considered alongside the other sustainability criteria.
- E16** A 'Climate Change Adaptation and Mitigation' (CCAM) study has been undertaken to inform the development of energy and sustainability policies across Staffordshire and

⁴ LUC (2019) South Staffordshire Green Belt Study: Stage 1 and 2 Report. Available at: <https://www.sstaffs.gov.uk/doc/181123/name/South%20Staffs%20GB%20Stage%201%20and%202%20Report%20FINAL%20v1%20-%20web%20copy.pdf/> [Date Accessed: 22/06/21]

the eight constituent Local Authorities⁵. This study forms part of the Evidence Base to SSDC's Local Plan Review. Overall, energy use is dominated by natural gas (33.7%), petroleum products (42.2%) and electricity (20.2%), which together account for over 96% of the total for Staffordshire County as a whole. However, in South Staffordshire, 53.8% of its energy is sourced from petroleum products, indicating that reducing the need to travel and sustainable transport options could make a substantial contribution to reducing GHG emissions.

E17 SSDC's spatial strategy seeks to locate development primarily in accordance with the settlement hierarchy, where new residents would have better access to existing services and facilities and access to sustainable transport, including railway stations, where possible. This approach has the potential to reduce greenhouse gas emissions in comparison with an approach which requires a more dispersed pattern of development.

E18 The majority of the draft Development Management policies set out the requirements for development and seek to protect the natural and built environment and ensure there is sufficient community infrastructure to support new residents. This includes ensuring the delivery of an appropriate housing mix; meeting housing needs for different groups, including for older people and GTTS; protecting community infrastructure and the vibrancy of settlements; and, protecting and enhancing natural assets such as biodiversity, heritage, the landscape (including the setting to Cannock Chase AONB) and managing flood risk and surface water, amongst others. As these policies largely seek to protect existing assets or enhance the provision of these features, the accompanying policy assessments largely identify minor positive or negligible impacts. The sustainability performance of the draft policies is provided in **Appendices C and D** and summarised in **Table 5.2**.

E19 Overall, the policies set out a suite of requirements which would be likely to help avoid many potential impacts, and where necessary, mitigate adverse effects. The likely mitigating effects of the 51 draft policies on the reasonable alternative site assessments are set out in **Appendix E** and summarised in **Section 6**.

E20 Recommendations to further improve the performance of the policies is set out **Section 7**.

⁵ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

E21 The SA provides performance results against an objective and consistent set of sustainability criteria, but the final decision of the preferred options for site selection is for the plan-makers. **Appendix F** sets out SSDCs reasons for selection and rejection of sites.

E22 **Next steps**

E23 The Preferred Options Plan and accompanying SA are being published for consultation in September 2021. The findings of the consultation process will feed into the subsequent stages of the LPR.

1 Introduction

1.1 Background

1.1.1 South Staffordshire District Council (SSDC) is in the process of writing the South Staffordshire Local Plan Review (LPR). As part of this process, a Sustainability Appraisal (SA) is being undertaken that incorporates the requirements of Strategic Environmental Assessment (SEA). The purpose of SA/SEA is to help guide and influence the LPR making process by identifying the likely environmental effects of reasonable alternatives and various options.

1.1.2 SSDC has prepared a Preferred Options Plan as part of the LPR making process. This is the third stage of consultation on the Plan-making process, following the Issues and Options stage (2018) and the Spatial Housing Strategy and Infrastructure Delivery (SHSID) Consultation (2019). Table 1.1 summarises the Plan-making and SA process to date.

1.1.3 This SA/SEA report follows on from the Scoping Report, prepared by Lepus in 2017⁶, the Issues and Options SA Report, prepared by Lepus in 2018⁷ and the Spatial Housing Strategy and Infrastructure Delivery SA Report, prepared by Lepus in 2019⁸.

1.1.4 The purpose of this report is to provide an appraisal of each option (called Reasonable Alternatives in Sustainability Appraisal terms) in the Preferred Options Plan to identify their likely sustainability impacts on each objective of the Framework (a copy of the SA Framework is provided in **Appendix A**). This will help the Council to evaluate the sustainability of different policy options and to prepare a Local Plan which is economically, environmentally and socially sustainable.

1.2 South Staffordshire

1.2.1 In 1974, Cannock Rural District and Seisdon Rural District merged to form South Staffordshire, a district in the county of Staffordshire, located to the north west of the West Midlands (see **Figure 1.1**). Approximately 111,200 residents are spread over the

⁶ Lepus Consulting (2017) Sustainability Appraisal of the South Staffordshire Local Plan Review, Scoping Report

⁷ Lepus Consulting (2018) Sustainability Appraisal of the South Staffordshire Local Plan Review, Issues and Options SA Report

⁸ Lepus Consulting (2019) Sustainability Appraisal of the South Staffordshire Local Plan Review, Spatial Housing Strategy and Infrastructure Delivery SA Report.

40,400ha rural district, of which 80% (32,114ha) lies within the West Midlands Green Belt.

- 1.2.2 South Staffordshire is a popular and attractive destination, and in particular attracts people from urban areas in the West Midlands. The district has no dominant settlement or urban area. Instead, it can be considered to be a 'community of communities' with 27 parishes and a diverse pattern of hamlets and villages with distinct characters distributed amongst countryside. Approximately 82% of land in the district is used for agriculture, 12% is built on and urban whilst 6% of the district is considered to be natural⁹.
- 1.2.3 South Staffordshire lies at the southern extent of the county of Staffordshire and adjoins the Major Urban Area of the West Midlands. The District lies in close proximity to the Black Country settlements of Dudley, Walsall and the City of Wolverhampton. Shropshire and Telford lie to the west, Stafford lies to the north and the County of Worcestershire to the south.
- 1.2.4 The larger settlements in the District include Billbrook, Brewood, Cheslyn Hay, Codsall, Great Wyrley, Kinver, Penkridge, Perton and Wombourne. These villages provide a range of community facilities and services. For 'higher order services', such as hospitals and certain types of services and employment needs residents tend to rely on the towns and cities outside of the District.
- 1.2.5 SSDC has created a settlement hierarchy based on available services in each village in the District, with Tier 1 settlements having the greatest variety of available services and Tier 5 settlements being very small villages or hamlets.
- 1.2.6 A range of major transport routes pass through the District including the M6, M54, A5 and the A449. The West Midlands Mainline crosses through the District. There are railway stations located at Penkridge, Billbrook and Cheslyn Hay (Landywood Station).
- 1.2.7 The district has a rich history with many historic buildings and a number of registered parks and gardens. It has a strong rural character and lies in proximity to Cannock Chase Area of Outstanding Natural Beauty (AONB), designated for its natural beauty. There are numerous sites designated for biodiversity interest within and in proximity

⁹ Col, B. Kin, S. Ogutu, B. Palmer, D. Smith, G. Belzter, H. (2015) Corine Land Cover 2012 for the UK, Jersey and Guernsey. NERC Environmental Information Data Centre <https://doi.org/10.5285/32533dd6-7c1b-43e1-b892-e80d61a5eald>

to the District, including the European Sites, Cannock Chase SAC, Cannock Canal Extension SAC, Mottey Meadows SAC and Fens Pools SAC.

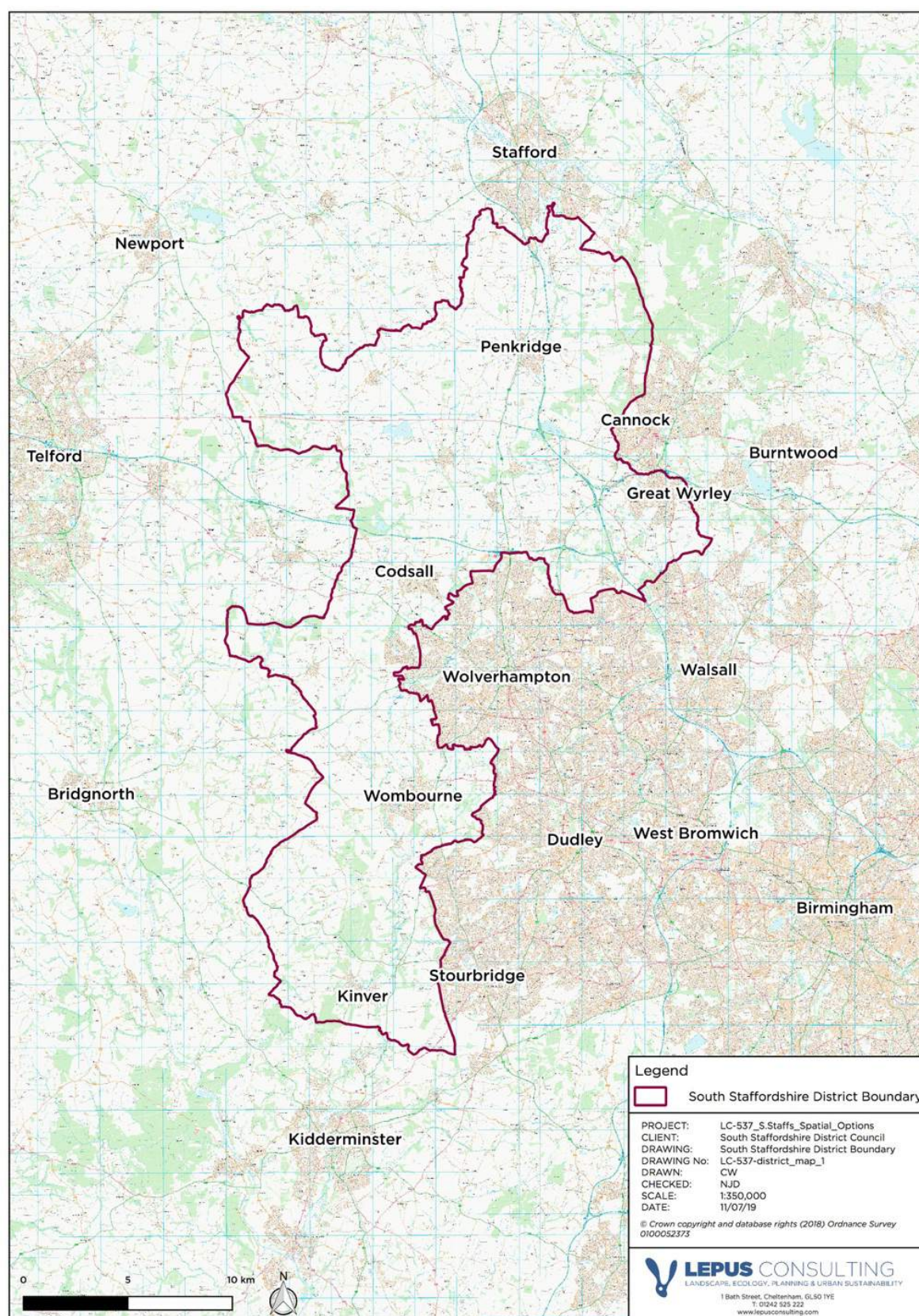


Figure 1.1: South Staffordshire District boundary

1.3 Integrated approach to SA and SEA

1.3.1 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both obligations using a single appraisal process.

1.3.2 The European Union Directive 2001/42/EC¹⁰ (SEA Directive) applies to a wide range of public plans and programmes on land use, energy, waste, agriculture, transport and more (see Article 3(2) of the Directive for other plan or programme types). The objective of the SEA procedure can be summarised as follows: *“the objective of this 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 and programmes with a view to promoting sustainable development”*.

1.3.3 The SEA Directive has been transposed into English law by The Environmental Assessment of Plans and Programmes Regulations 2004¹¹ (SEA Regulations). Under the requirements of the SEA Directive and SEA Regulations, specific types of plans that set the framework for the future development consent of projects must be subject to an environmental assessment. Therefore, it is a legal requirement for the LPR to be subject to SEA throughout its preparation.

1.3.4 SA is a UK-specific procedure used to appraise the impacts and effects of development plans in the UK. It is a legal requirement as specified by S19(5) of the Planning and Compulsory Purchase Act 2004¹² and should be an appraisal of the economic, social and environmental sustainability of development plans. The present statutory requirement for SA lies in The Town and Country Planning (Local Planning) (England) Regulations 2012¹³. SA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision-making.

1.3.5 Public consultation is an important aspect of the integrated SA/SEA process.

¹⁰ SEA Directive. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 11/07/19]

¹¹ The Environmental Assessment of Plans and Programmes Regulations 2004. Available at: <http://www.legislation.gov.uk/uksi/2004/1633/contents/made> [Date Accessed: 16/07/19]

¹² Planning and Compulsory Purchase Act 2004. Available at: <https://www.legislation.gov.uk/ukpga/2004/5/contents> [Date Accessed: 11/07/19]

¹³ The Town and Country Planning Regulations 2012. Available at: <http://www.legislation.gov.uk/uksi/2012/767/contents/made> [Date Accessed: 11/07/19]

1.4 Best Practice Guidance

1.4.1 Government policy recommends that both SA and SEA are undertaken under a single sustainability appraisal process, which incorporates the requirements of the SEA Directive. This can be achieved through integrating the requirements of SEA into the SA process. The approach for carrying out an integrated SA and SEA is based on best practice guidance:

- European Commission (2004) Implementation of Directive 2001/42 on the assessment of the effects of certain plan and programmes on the environment¹⁴.
- Office of Deputy Prime Minister (2005) A Practical Guide to the SEA Directive¹⁵.
- Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework (NPPF)¹⁶.
- Ministry of Housing, Communities and Local Government (2018) Planning Practice Guidance (PPG)¹⁷.
- Royal Town Planning Institute (2018) Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans¹⁸.

¹⁴ European Commission (2004) Implementation of Directive 2001/42 on the assessment of the effects of certain plan and programmes on the environment. Available at: http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf [Date Accessed: 11/07/19]

¹⁵ Office of Deputy Prime Minister (2005) A Practical Guide to the SEA Directive. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf [Date Accessed: 11/07/19]

¹⁶ National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 11/07/19]

¹⁷ Planning practice guidance. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance> [Date Accessed: 11/07/19]

¹⁸ Royal Town Planning Institute (2018) Strategic Environmental Assessment, Improving the effectiveness and efficiency of SEA/SA for land use plans. Available at: <http://www.rtpi.org.uk/media/2668152/sea-sapracticeadvicefull2018c.pdf> [Date Accessed: 11/07/19]

1.5 Sustainability Appraisal

1.5.1 This document is a component of the SA of the LPR. It provides an assessment of the likely effects of reasonable alternatives, as per Stage B of **Figure 1.2**, according to Planning Practice Guidance.

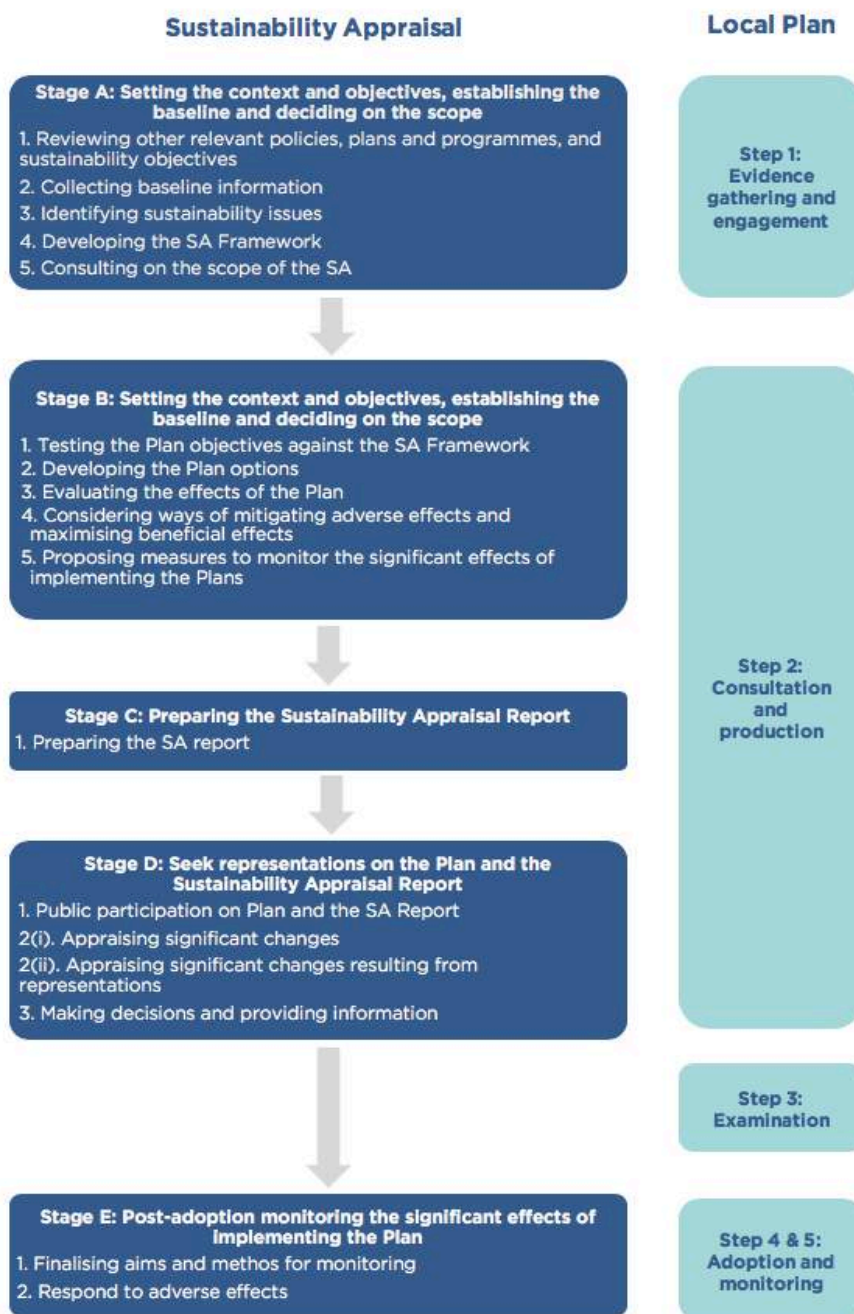


Figure 1.2: Sustainability appraisal process¹⁹

¹⁹ MHCLG (2020) Planning practice guidance: Strategic environmental assessment and sustainability appraisal. Paragraph 013. Reference ID: 11-013-20140306. Available at: <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/> [Date Accessed: 11/07/19]

1.6 The SA process so far

- 1.6.1 The South Staffordshire LPR will include the overall strategy for development in the District to 2038, including a vision for the future, relevant objectives, site allocations, site-based policies and development management policies.
- 1.6.2 The purpose of the LPR is to review existing planning policy documents and evidence base and determine the development needed within the District up until 2038. It will also set out policies which will guide the determination of planning applications. The Issues and Options paper was the first stage of the LPR. The Spatial Housing Strategy and Infrastructure Delivery document is the second stage of the LPR. It refines the spatial options assessed at the Issues and Options stage and offers the Council a chance to consult with the public on the spatial strategy alternatives.
- 1.6.3 **Table 1.1** below presents a timeline of stages of the LPR and SA process undertaken to date. These represent Stages A and B of the SA process set out in **Figure 1.2**.

Table 1.1: The Local Plan and Sustainability process so far

Date	Local Plan Stage	Sustainability Appraisal
November 2017	Evidence Gathering	SA Scoping Report This report sets out the key issues in relation to sustainability across South Staffordshire. It also presents the SA Framework against which future sustainability appraisals will be based on.
September/ October 2018	Local Plan Review Issues and Options This document sets out the aims of the LPR, presents the options for levels of growth, locations for growth and policies considered by the SSDC.	Issues and Options SA Report This report assesses five options for levels of residential growth, two options for Gypsy and Traveller growth, three options of employment growth, six options of residential distribution, four options for employment distribution and 34 options for policies to be included in the LPR.
July / August 2019	Local Plan Review Spatial Housing Strategy and Infrastructure Delivery This document sets out the seven reasonable alternative spatial options considered by SSDC.	Spatial Housing Strategy and Infrastructure Delivery SA Report This SA Report assessed the sustainability performance of the seven spatial options.
June 2021	Local Plan Review Preferred Options This document sets out the Council's preferred approach based on Option G of the Spatial Options considered in the Spatial Housing Strategy and Infrastructure Delivery document. Preferred allocations are identified for housing, employment and Gypsy, Traveller and Travelling Showpersons (GTTS) sites. Draft Strategic Policies and 'direction of travel' Development Management Policies are also set out in the document.	Preferred Options SA Report The SA Report summarises the sustainability performance of the Reasonable Alternatives (RA) considered by the Council in the Preferred Options process. 317 sites and 51 policies have been assessed against the SA Framework. This report and the accompanying appendices summarise the findings.

1.7 Scoping Report

1.7.1 In order to identify the scope and level of detail of the information to be included in the SA process, a SA Scoping Report was produced by Lepus. Between November and December 2017, the authorities consulted with Historic England, Natural England, the Environment Agency and other relevant bodies on the content of the SA Scoping Report. These comments were taken into consideration and the SA Scoping Report amended where appropriate.

1.8 Issues and Options

1.8.1 An Issues and Options document was produced by SSDC in October 2018 which presented options that the Council considered in relation to:

- South Staffordshire's own objectively assessed housing need and the potential for housing supply to meet this need.
- Employment land requirements for South Staffordshire.
- South Staffordshire's potential role in meeting wider unmet housing and employment needs through the Duty to Cooperate.
- The appropriateness of the existing settlement hierarchy and the strategic distribution of growth.
- The need for further additional safeguarded housing and employment land for longer term development needs.
- Gypsy, Traveller and Travelling Showpeople provision.

1.8.2 The Issues and Options SA Report assessed five options for levels of residential growth, two options for Gypsy and Traveller growth, three options of employment growth, six options of residential distribution, four options for employment distribution and 34 options for policies to be included in the LPR. This report was consulted upon between October and November 2018.

1.9 Spatial Housing Strategy and Infrastructure Delivery SA Report

1.9.1 The SHSID document proposed a level of housing development that would meet South Staffordshire's housing needs as well as 4000 additional homes to contribute towards to unmet needs of the wider Greater Birmingham Housing Market Area (GBHMA). In addition, reasonable alternative options for distributing growth were consulted on.

1.9.2 This SA report provided an appraisal of the reasonable alternative spatial options considered by the SSDC for the broad distribution of new housing growth in the Plan area. It was subject to consultation alongside the SHSID document prepared by SSDC.

1.9.3 The consultation of the SHSID SA Report enabled interested persons to comment on the sustainability appraisal of the options for the spatial strategy. The comments inform any changes that may be needed to the SA of the Preferred Options Plan.

1.9.4 The spatial options considered by the Council in the SHSID document, and assessed in the accompanying SA were:

- **Spatial Option A** – Maximise Open Countryside release;
- **Spatial Option B** – Prioritise Green Belt land release in areas of lesser Green Belt harm;
- **Spatial Option C** – Carry forward existing Core Strategy strategic approach to distribution;
- **Spatial Option D** – Maximise sites in areas identified in the Greater Birmingham Housing Market Area (GBHMA) Strategic Growth Study;
- **Spatial Option E** – Address local affordability issues and settlements with the greatest needs;
- **Spatial Option F** – Give first consideration to Green Belt land which is previously developed or well-served by public transport; and
- **Spatial Option G** – Infrastructure-led development with a garden village area of search beyond the plan period.

1.9.5 The SA process, at that stage, found that Spatial Options A, B and C would be expected to be the worst-performing options, as the proposed development under these three options could have potentially resulted in a greater proportion of likely adverse impacts and a lower proportion of positive impacts than the other four options. The identified negative impacts in regard to these options would relate to directing a higher proportion of new residents to more rural locations in South Staffordshire with limited access to essential services, such as education, employment and health centres.

1.9.6 It was difficult to differentiate between the sustainability performance of Spatial Options D, E, F and G, as the proposed development under all of these options would be likely to result in the same or similar sustainability impacts. Likely positive impacts of these spatial options were due to the provision of housing need in locations where the majority of new residents would be expected to have good access to education, employment opportunities and sustainable transport options, including rail and bus services. However, Spatial Option G has been identified as the best-performing option, as the proposed development would be likely to result in the greatest positive impacts in terms of sustainability, in particular in regard to access to education and employment.

1.10 Preferred Options Plan

1.10.1 SSDC is in the process of undertaking the Local Plan Review and are at the Preferred Options stage of that process. Based on the evidence gathering and consultation undertaken previously, the Preferred Options Plan sets out SSDC's proposed approach to delivering the development needs of the district and the draft policies to guide the

nature of the development and protect valuable community, historic and natural assets.

1.10.2 SSDC is proposing a housing target of 8,881 dwellings between 2018 and 2038 to allow the District to meet its own housing needs whilst also making a contribution to the unmet needs of the GBHMA. SSDC's own housing need is calculated using the Government's standard method to be 4,131 dwellings over the plan period. Additional housing to contribute towards the unmet needs of the GBHMA comprises 4,000 dwelling, with the reminder comprising completed housing developments since the start of the plan period (2018).

1.10.3 The Preferred Options Plan is based on Option G of the SHSID document, described as *"Infrastructure-led development with a garden village area of search beyond the plan period"*.

1.10.4 SSDC considered the responses to the consultation on the SHSID and refined the preferred spatial strategy to reflect some of the matters raised. The Preferred Options Plan summarises the key changes:

- Increasing growth proposed North of Penkridge to better reflect the findings of the GBHMA Strategic Growth Study and non-Green Belt land available north of the village
- Allowing for further limited growth at Cheslyn Hay/Great Wyrley beyond the existing allocated/safeguarded land, recognising the area's Tier 1 settlement status, but balancing this against the lack of a strategic recommendation for these villages in the GBHMA Strategic Growth Study and the site specific constraints affecting land in the area
- Limiting new allocations at Perton to the existing safeguarded land, reflecting the lack of a finalised junction improvement scheme at the A41 and the remoteness of Green Belt site options from education facilities
- Reducing the amount of growth allocated to the western edge of the Black Country, reflecting the relatively limited unmet need arising from Dudley Metropolitan Borough, which also holds significant Green Belt site options in this area within its own administrative boundary
- Removing the proposal to identify small site allocations in Tier 4 villages, as current monitoring information suggests these allocations are not required to meet the national requirement for 10% of housing growth to be delivered on sites of less than 1 hectare
- Identifying villages, namely Brewood and Great Wylrey, where specialist elderly housing allocations may address existing imbalances between local needs and supply Signposting for this report

1.10.5 This Regulation 18 (III) SA Report appraises reasonable alternatives identified by the SSDC as part of the Preferred Options Plan preparation process.

- **Chapter 2** sets out the methodology used to present and assess the findings of the SA process.
- **Chapter 3** presents a summary of the assessment methodologies and assumptions.
- **Chapter 4** presents a summary of the site assessments.
- **Chapter 5** presents a summary of the draft policy assessments.
- **Appendix A** presents the SA Framework.
- **Appendix B** presents the full assessments of the reasonable alternative site assessments.
- **Appendix C** presents the full assessments of the draft policies.
- **Appendix D** presents the reasons for the selection and rejection of reasonable alternative sites as provided by SSDC.

2 Methodology

2.1 Scoping stage

2.1.1 The SA scoping report represented Stage A of the SA process (see **Figure 1.2**), and presents information in relation to:

- Identifying other relevant plans, programmes and environmental protection objectives;
- Collecting baseline information;
- Identifying sustainability problems and key issues;
- Preparing the SA Framework; and
- Consultation arrangements on the scope of SA with the consultation bodies.

2.1.2 The Scoping report was consulted on with the statutory bodies Natural England, Historic England and the Environment Agency, as well as other relevant parties and the public. Following consultation, the Scoping report was updated in light of the comments received. Each of the reasonable alternatives or options appraised in this report have been assessed for their likely impacts on each SA Objective of the SA Framework. The SA Framework, which is presented in its entirety in **Appendix A**.

2.1.3 The SA Framework is comprised of SA Objectives and decision-making criteria. Acting as yardsticks of sustainability performance, the SA Objectives are designed to represent the topics identified in Annex 1(f)²⁰ of the SEA Directive. Including the SEA topics in the SA Objectives helps ensure that all of the environmental criteria of the SEA Directive are represented. Consequently, the SA Objectives reflect all subject areas to ensure the assessment process is transparent, robust and thorough.

2.1.4 It is important to note that the order of SA Objectives in the SA Framework does not infer prioritisation. The SA Objectives are at a strategic level and can potentially be open-ended. In order to focus each objective, decision making criteria are presented in the SA Framework to be used during the appraisal of policies and sites.

²⁰ Annex 1(f) identifies: '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'.

2.2 Assessment of reasonable alternatives

2.2.1 The purpose of this document is to provide an appraisal of the reasonable alternatives, also known as ‘options’, (those listed in **Table 1.1**) in line with Article 5 Paragraph 1 of the SEA Directive²¹:

“Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I.”

2.2.2 The SEA Regulations require that the alternative policies and site allocations considered for inclusion in a plan that must be subject to SA are ‘reasonable’, therefore 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 NPPF) or site allocation options that are unavailable or undeliverable.

2.2.3 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 by the SA 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.

2.2.4 This document also provides information in relation to the likely characteristics of effects, as per the SEA Directive (see **Box 2.1**).

Box 2.1: Annex II of the SEA Directive²²

Criteria for determining the likely significance of effects (Article 3(5) of SEA Directive)

²¹ EU Council (2001) Directive 2001/42/EC of the European Parliament and of the Council. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 13/07/18]

²² EU Council (2001) Directive 2001/42/EC of the European Parliament and of the Council. Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN> [Date Accessed: 31/07/18]

The characteristics of plans and programmes, having regard, in particular, to:

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
- environmental problems relevant to the plan or programme; and
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

- the probability, duration, frequency and reversibility of the effects;
- the cumulative nature of the effects;
- the transboundary nature of the effects;
- the risks to human health or the environment (e.g. due to accidents);
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use; and
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

2.3 Impact assessment and determination of significance

- 2.3.1 Significance of effect is assessed by considering a combination of the sensitivity of a receptor and magnitude of change. The level of impact can be expressed in relative terms, based on the principle that the more sensitive the resource and, the greater the magnitude of the change, as compared with the do-nothing scenario, the greater will be the significance of effect.

2.4 Sensitivity

- 2.4.1 Sensitivity has been measured through consideration as to how the receiving environment is likely to be impacted by a plan proposal. This includes assessment of the value and vulnerability of the receiving environment, whether or not environmental quality standards will be exceeded, and for example, if impacts will affect designated biodiversity sites or nationally important landscapes.

- 2.4.2 A guide to the range of scales used in determining impact sensitivity is presented in **Table 2.1**. For most receptors, sensitivity increases with geographic scale.

Table 2.1: Sensitivity

Scale	Typical criteria
International/ national	Designations that have an international aspect or consideration of transboundary effects beyond national boundaries. This applies to effects and designations/receptors that have a national or international dimension.
Regional	This includes the regional and sub-regional scale, including county-wide level and regional areas.
Local	This is the district and neighbourhood scale.

2.5 Magnitude

2.5.1 Magnitude relates to the degree of change the receptor will experience, including the probability, duration, frequency and reversibility of the impact. Impact magnitude has been determined on the basis of the susceptibility of a receptor to the type of change that will arise, as well as the value of the affected receptor (see **Table 2.2**).

Table 2.2: Magnitude

Magnitude	Typical criteria
High	<ul style="list-style-type: none"> • Likely total loss of or major alteration to the receptor in question; • Provision of a new receptor/feature; or • The impact is permanent and frequent.
Medium	<p>Partial loss/alteration/improvement to one or more key features; or</p> <p>The impact is one of the following:</p> <ul style="list-style-type: none"> • Frequent and short-term; • Frequent and reversible; • Long-term (and frequent) and reversible; • Long-term and occasional; or • Permanent and occasional.
Low	<p>Minor loss/alteration/improvement to one or more key features of the receptor; or</p> <p>The impact is one of the following:</p> <ul style="list-style-type: none"> • Reversible and short-term; • Reversible and occasional; or • Short-term and occasional.

2.6 Significant effects

2.6.1 Through a consideration of the sensitivity of receptors and magnitude of change likely to be experienced, the level of impact can be assessed.

2.6.2 A single value from **Table 2.3** has been allocated to each SA Objective for each assessment. Justification for the classification of the impact for each SA objective is presented in an accompanying narrative assessment text for all reasonable alternatives that have been assessed through the SA process. The assessment of impacts and subsequent evaluation of significant effects is in accordance with the footnote of Annex 1(f) of the SEA Directive, where feasible, which states:

“These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects”.

Table 2.3: Guide to scoring significant effects

Significance	Definition (not necessarily exhaustive)
Major Negative --	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Permanently degrade, diminish or destroy the integrity of a quality receptor, such as a feature of international, national or regional importance; • Cause a very high-quality receptor to be permanently diminished; • Be unable to be entirely mitigated; • Be discordant with the existing setting; and/or • Contribute to a cumulative significant effect.
Minor Negative -	<p>The size, nature and location of development proposals would be likely to:</p> <ul style="list-style-type: none"> • Not quite fit into the existing location or with existing receptor qualities; and/or • Affect undesignated yet recognised local receptors.
Negligible 0	<p>Either no impacts are anticipated, or any impacts are anticipated to be negligible.</p>
Uncertain +/-	<p>It is entirely uncertain whether impacts would be positive or adverse.</p>
Minor Positive +	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Improve undesignated yet recognised receptor qualities at the local scale; • Fit into, or with, the existing location and existing receptor qualities; and/or • Enable the restoration of valued characteristic features.
Major Positive ++	<p>The size, nature and location of a development proposal would be likely to:</p> <ul style="list-style-type: none"> • Enhance and redefine the location in a positive manner, making a contribution at a national or international scale; • Restore valued receptors which were degraded through previous uses; and/or • Improve one or more key elements/features/characteristics of a receptor with recognised quality such as a specific international, national or regional designation.

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- 2.6.3 When selecting a single value to best represent sustainability performance, and to understand the significance of effects in terms of the relevant SA Objective, the precautionary principle²³ has been used. This is a worst-case scenario approach.
- 2.6.4 If a positive effect is identified in relation to one criterion within the SA Framework (see the second column of the SA Framework in **Appendix A**) and a negative effect is identified in relation to another criterion within the same SA Objective, the overall impact has been assigned as negative for that objective. It is therefore essential to appreciate that the impacts are indicative summarily and that the accompanying assessment text provides a fuller explanation of sustainability performance.
- 2.6.5 The assessment considers, on a strategic basis, the degree to which a location can accommodate change without adverse effects on valued or important receptors (identified in the baseline).
- 2.6.6 The level of impact has been categorised as negligible, minor or major. **Table 2.3** sets out the levels of significance and explains the terms used. The nature of the impact can be either positive or negative depending on the type of development and the design and mitigation measures proposed.
- 2.6.7 Each reasonable alternative site, preferred site allocation and policy has been assessed for likely significant impacts against each SA Objective in the Framework, as per **Table 2.3**. Likely impacts are not intended to be summed.
- 2.6.8 It is important to note that the assessment scores presented in **Table 2.3** are high level indicators. The assessment narrative text should always read alongside the significance scores. Topic specific methods and assumptions in **Boxes 2.1 to 2.12** offer further insight into how each impact was identified.
- 2.6.9 If negligible effects are identified for a specific SA objective for a specific site, these effects are not necessarily described in the summary text for the cluster the site is in, however, all sites are assessed under each SA objective and the findings are illustrated in the accompanying matrices.

²³ The European Commission describes the precautionary principle as follows: “If a preliminary scientific evaluation shows that there are reasonable grounds for concern that a particular activity might lead to damaging effects on the environment, or on human, animal or plant health, which would be inconsistent with protection normally afforded to these within the European Community, the Precautionary Principle is triggered”.

2.7 Limitations of predicting effects

- 2.7.1** SA/SEA is a tool for predicting potential significant effects. Predicting effects relies on an evidence-based approach and incorporates expert judgement. It is often not possible to state with absolute certainty whether effects will occur, as many impacts are influenced by a range of factors such as the design and the success of mitigation measures.
- 2.7.2** The assessments in this report are based on the best available information, including that provided to us by SSDC and information that is publicly available. Every attempt has been made to predict effects as accurately as possible.
- 2.7.3** SA operates at a strategic level which uses available secondary data for the relevant SA Objective. All reasonable alternatives and preferred options are assessed in the same way using the same method. Sometimes, in the absence of more detailed information, forecasting the potential impacts of development can require making reasonable assumptions based on the best available data and trends. However, all options must be assessed in the same way within the SA process and any introduction of site-based detail should be made clear in the SA report as the new data could potentially introduce bias and skew the findings of the assessment process.
- 2.7.4** The assessment of development proposals is limited in terms of available data resources. For example, up to date ecological surveys and/or landscape and visual impact assessments have not been available for all reasonable alternative sites.
- 2.7.5** All data used is secondary data obtained from SSDC or freely available on the Internet.

3 Context and SA Objective Methodologies

3.1 SA Objective 1: Climate Change Mitigation

3.1.1 A 'Climate Change Adaptation and Mitigation' (CCAM) study has been undertaken to inform the development of energy and sustainability policies across Staffordshire and the eight constituent Local Authorities²⁴. This study forms part of the Evidence Base to SSDC's Local Plan Review.

3.1.2 The CCAM report sets out the baseline sources of carbon emissions across the county and makes recommendations in relation to the development of policies and changes to other Council duties that would serve to lead to a reduction in carbon emissions.

3.1.3 In the study, baseline GHG emissions in Staffordshire are estimated to be 6,421 kilotonnes of carbon dioxide equivalent (ktCO₂e) per year. Of this, those associated with fuel consumption and electricity use account for approximately 5,407 ktCO₂e (84.2% of the total).

3.1.4 Overall, energy use is dominated by natural gas (33.7%), petroleum products (42.2%) and electricity (20.2%), which together account for over 96% of the total for Staffordshire County as a whole. However, in SSDC, 53.8% of its energy is sourced from petroleum products.

3.1.5 Since 2005, CO₂ emissions have decreased by around 25%. Roughly half of this change is attributed to the rapid decrease in the carbon intensity of grid electricity ('grid decarbonisation'). Grid decarbonisation could theoretically result in a further 15% decrease in emissions by 2050 compared with 2017 levels.

3.1.6 The study states that although future emissions are highly uncertain, it is estimated that:

- New development in Staffordshire could increase emissions by roughly 5%, although the actual amount could be less depending on future changes in Building Regulations and sustainable construction practices;

²⁴ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

- Switching to ULEVs (Ultra Low Emission Vehicles) could result in around a 28% decrease in annual CO2 emissions, but the savings could improve even further in the event of future grid decarbonisation; and
- Better standards for new buildings, combined with grid decarbonisation and switching to ULEVs, could decrease total emissions by over 50% compared with 2017 levels.
- Additional measures to decrease energy demand and promote the use of LZC (Low and Zero Carbon) electricity instead of fossil fuels would provide further benefits.

3.1.7 The report goes on to set out the key climate risks in Staffordshire,

“The analysis presented in the report demonstrates that Staffordshire is exposed to seven key climate hazards; severe storms and gales, cold and snow, river flooding, surface water flooding, heat waves, drought and wildfires. Between them, these hazards present 20 climate risks and their associated impacts that new development could be exposed to in both current day and future scenarios, across the natural environment, infrastructure and the people and the built environment sectors.

Climate change is expected to exacerbate and enhance the impacts experienced throughout Staffordshire, due to warmer, wetter-winters and hotter, drier summers, with an increase in the frequency and intensity of extreme weather events”.

3.1.8 The increase in GHG emissions caused by development proposals are associated with impacts of the construction phase, the occupation and operation of homes and businesses, energy and water consumption and increases in local road transport with associated emissions. This impact is considered to be permanent and non-reversible.

3.1.9 The incorporation of green infrastructure within developments presents several opportunities to mitigate climate change, for example, through providing natural cooling to combat the ‘urban heat island’ effect, reducing the effects of air pollution and providing more pleasant outdoor environments to encourage active travel²⁵.

3.1.10 However, it is assumed that development on previously undeveloped or greenfield land would result in an increase in GHG emissions due to the increase in the local population and the number of operating businesses and occupied homes.

3.1.11 As a general rule, it is considered that development proposals which could potentially increase the Plan area’s carbon emissions by 1% or more in comparison to the 2017 estimate would be expected to have a major negative impact for this objective.

²⁵ TCPA (2007) The essential role of green infrastructure: eco-towns green infrastructure worksheet. Available at: <https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=dd06b21d-6d41-4c4e-bec5-4f29a192f0c6> [Date Accessed: 14/12/20]

Development proposals which may be likely to increase the Plan area's carbon emissions by between 0.1% and 1% in comparison to the 2017 estimate would be expected to have a minor negative impact for this objective. For the purpose of this report, this threshold has been deduced from available guidance²⁶. Sites that are proposed for development which would result in a less than 0.1% increase in carbon emissions in comparison to the 2017 estimate, or are proposed for other end uses, would be expected to have a negligible impact on carbon emissions across the Plan area.

3.1.12 At this stage in SSDC's plan-making process the housing capacity of sites is uncertain. While site boundaries and site areas are known, as yet unknown on-site constraints may substantially affect housing capacity. The GHG emissions as a consequence of the allocation of sites is recorded as uncertain at this stage.

3.1.13 The methodology for calculating GHG emissions would be based on a per capita calculation. The estimated carbon emissions in South Staffordshire in 2017 was approximately 941,200 tonnes CO₂/year. The estimated carbon emissions per person per year was 8.4 tonnes²⁷. New residents in South Staffordshire could have annual carbon emissions of 8.4 tonnes CO₂ per person. Homes in the Plan area have, on average, 2.29 residents per dwelling²⁸ and each resident could have equivalent carbon emissions of 8.4 tonnes/year. At 2.29 residents per dwelling, proposals for the development of 489 or more homes could potentially increase the Plan area's carbon emissions in comparison to existing levels by 1% or more. These calculations exclude the effects of future national or local policies and discount the effects of any ongoing wider trends.

3.1.14 As carbon emissions are calculated per person based on the average number of people per dwelling, sites proposed for employment or non-residential end use would not be included in this assessment. Therefore, there may be further negative effects on climate change as a result of employment growth which has not been factored into the assessment. Conversely, where renewable energy generation is incorporated within development, or proposed employment development locations would reduce commuting distances, potential adverse impacts could be offset, to some extent.

²⁶ DTA Publications (2017) The Habitats Regulations Assessment Journal: Air Pollution.

²⁷ UK local authority and regional carbon dioxide emissions national statistics: 2005-2017. Available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017> [Date Accessed: 01/11/19]

²⁸ Based on 2011 census data. Available at: <https://www.nomisweb.co.uk/census/2011/qs406ew>. [Date Accessed: 01/11/19]

Box 3.1: SA Objective 1: Climate Change Mitigation assessment methodology

As the capacity at each residential-led development proposal is unknown at this stage of assessment, all site assessments have been identified as uncertain in regard to climate change mitigation.

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3.2 SA Objective 2: Climate Change Adaptation

Fluvial Flooding

3.2.1 The level of fluvial flood risk present across the Plan area is based on the Environment Agency's flood risk data²⁹, such that:

- Flood Zone 3: 1% - 3.3+% chance of flooding each year;
- Flood Zone 2: 0.1% - 1% chance of flooding each year; and
- Flood Zone 1: Less than 0.1% chance of flooding each year.

3.2.2 It is assumed that development proposals will be permanent, and it is therefore likely that the development would be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of fluvial flooding.

3.2.3 Where development proposals coincide with Flood Zone 2, a minor negative impact would be expected. Where development proposals coincide with Flood Zone 3 (either Flood Zone 3a or 3b), a major negative impact would be expected. Where development proposals are located within Flood Zone 1, a minor positive impact would be expected for climate change adaptation.

3.2.4 In selecting the residential-led development proposals to be assessed as part of the SA process, SSDC eliminated any residential-led proposal where there was no capacity for development due to flood risk present (i.e. Flood Zone 3). As such, it has been assumed that where a residential-led proposal coincides with areas of high flood risk, that the proposed development would be located on land not at risk of flooding.

Surface Water Flooding

²⁹ Environment Agency (2013) Flood Map for Planning Risk. Available at: <http://apps.environment-agency.gov.uk/wiyby/cv/151263.aspx> [Date Accessed: 29/11/19]

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- 3.2.5 The assessment of surface water flood risk has been based on data provided by the Environment Agency³⁰. Areas determined to be at high risk of surface water flooding have more than a 3.3% chance of flooding each year, medium-risk between 1% - 3.3%, and low-risk between 0.1% and 1% chance.
- 3.2.6 It is assumed that development proposals will be permanent, and it is therefore likely that the development will be subject to the impacts of flooding at some point in the future, should it be situated on land at risk of surface water flooding.

³⁰ Environment Agency (2013) Risk of flooding from surface water. Available at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297429/LIT_8986_eff63d.pdf [Date Accessed: 14/01/20]

Box 3.2: SA Objective 2: Climate Change Adaptation assessment methodology

Fluvial Flooding

Where employment or Gypsy and Traveller-led development proposals coincide with Flood Zone 3, a major negative impact would be expected.	--
Residential-led development proposals that coincide with areas of Flood Zone 2 or 3 are assessed as having a minor negative impact on the climate change adaptation objective, as SSDC has excluded development from areas of Flood Zone 3.	-
Where employment or Gypsy and Traveller-led development proposals coincide with Flood Zone 2, a minor negative impact would be expected.	-
Where development proposals are located within Flood Zone 1, a minor positive impact is expected for climate change adaptation.	+

Surface Water Flooding

Development proposals within areas at high risk of surface water flooding are assumed to have a major negative impact. This impact is considered to be frequent and short-term.	--
Development proposals in areas at low and medium risk of surface water flooding are assumed to have a minor negative impact. This impact is considered to be occasional and short-term.	-
Where development proposals are not located in areas determined to be at risk of surface water flooding, a negligible impact is expected for climate change adaptation.	0

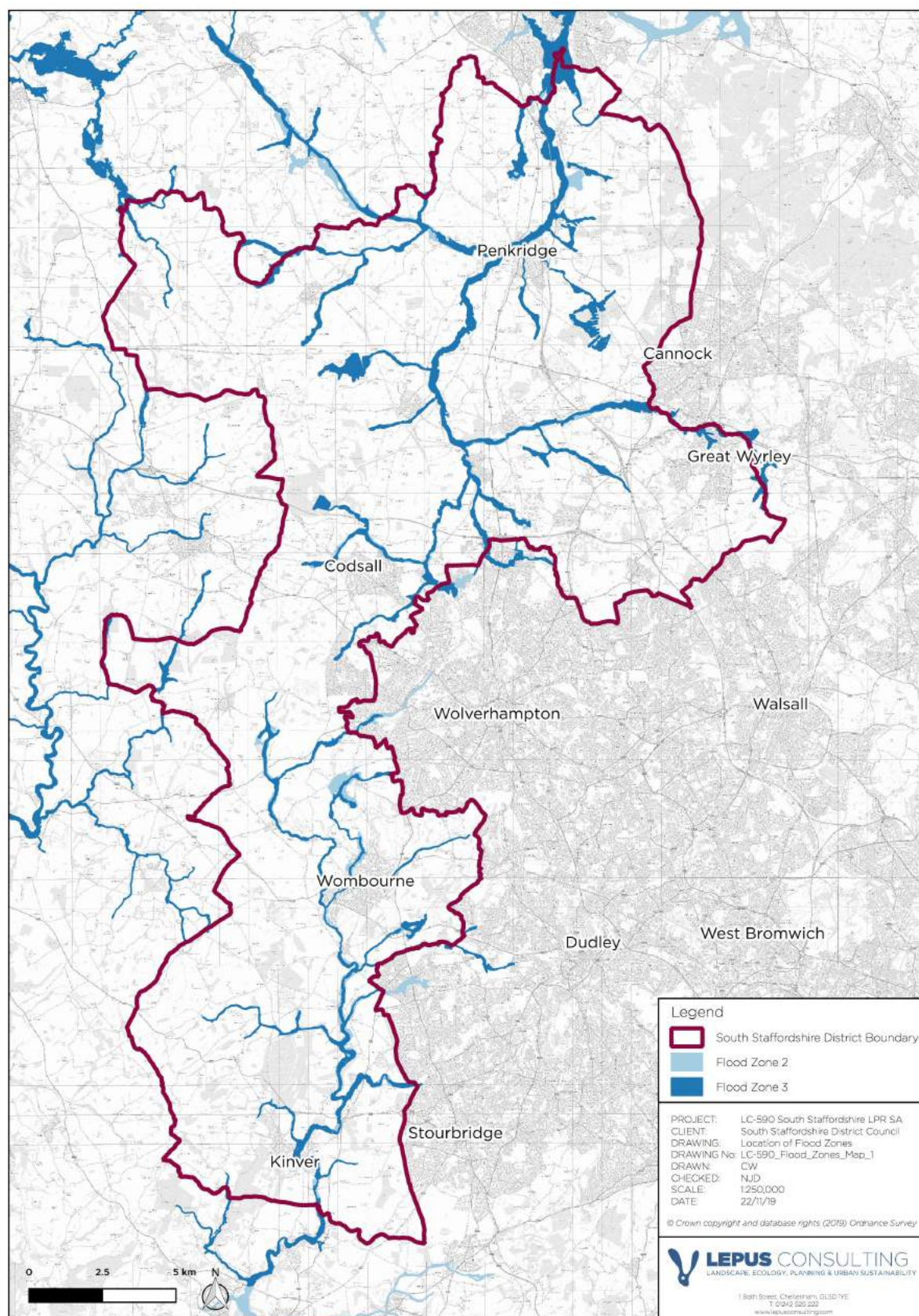


Figure 3.1: Flood Zone 2 and 3 in and around South Staffordshire

3.3 SA Objective 3: Biodiversity and Geodiversity

- 3.3.1 The biodiversity and geodiversity objective considers adverse impacts of the proposed development at a landscape-scale. It focuses on an assessment of development on a network of designated and undesignated sites, wildlife corridors and individual habitats within the Plan area. These ecological receptors are listed in **Table 3.1**.

Table 3.1: Ecological receptors considered in this SA

Designated Sites:
Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar site.
Sites of Special Scientific Interest (SSSI).
National Nature Reserves (NNR).
Local Nature Reserves (LNR).
Sites of Biological Importance (SBI).
Regionally Important Geological Sites (RIGS).
Habitats and Species:
Ancient woodland.
Priority habitats.

- 3.3.2 Where a site is coincident with, adjacent to or located in close proximity of an ecological receptor, it is assumed that negative effects associated with development will arise to some extent. These negative effects include those that occur during the construction phase and are associated with the construction process and construction vehicles (e.g. habitat loss, habitat fragmentation, habitat degradation, noise, air, water and light pollution) and those that are associated with the operation/occupation phases of development (e.g. public access associated disturbances, increases in local congestion resulting in a reduction in air quality, changes in noise levels, visual disturbance, light pollution, impacts on water levels and quality etc.).

Internationally and European designated sites

- 3.3.3 European sites provide valuable ecological infrastructure for the protection of rare, endangered and/or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of Special Areas of Conservation (SACs), designated under European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive), and Special Protection Areas (SPAs), classified under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive). Additionally, paragraph 176 of the NPPF requires that sites listed under the Ramsar Convention (The Convention on Wetlands of International

Importance, especially as Waterfowl Habitat) are to be given the same protection as fully designated European sites.

3.3.4 The area within which development proposals could potentially have direct, indirect and in-combination impacts on the integrity of a European site is referred to as the Zone of Influence. This is determined through an identification of sensitive receptors at each European site (its qualifying features) and pathways via which the Local Plan may have an impact.

3.3.5 A Habitats Regulations Assessment (HRA) will be prepared alongside the development of the Local Plan. This will inform the Zones of Influence within which impacts at European sites will be considered. The outputs of this process will inform the SA. The HRA has not been completed at the time of writing this report. Zones of Influence for Cannock Chase SAC have been developed and agreed by the Cannock Chase SAC Partnership³¹. The evidence shows that any development which would increase the human population, tourism or visitor use within 15km of the Cannock Chase SAC may have a significant impact on the site. In this assessment, any proposed site which lies within or intersects with the 15km Zone of Influence for Cannock Chase SAC has the potential to have negative effects. The effects of the potential sites on other SACs in, or in proximity to, the District are uncertain at this stage of this assessment.

Nationally designated sites

3.3.6 Natural England has developed Impact Risk Zones (IRZs) for each SSSI unit in the country. IRZs are a Geographical Information System (GIS) tool which allow a rapid initial assessment of the potential risks posed by development proposals to SSSIs, SACs, SPAs and Ramsar sites. They define zones around each designated site which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts³².

³¹ SSDC (undated) Cannock Chase Special Area of Conservation (SAC) Guidance to Mitigate the Impact of New Residential Development

Available at

<https://services.sstaffs.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1D1L2UE4zNRBcoShgo=ENTAnvwD4CjSBRFBx6yY1C3IV%2B3aP3JYz9YIChNanMrXZ9zC26fQvw%3D%3D&rUzwRPf%2BZ3zd4E7lkn8Lyw%3D%3D=pwRE6AGJFLDNlh225F5QMaQWCtPHwdhUfCZ%2FLUQzqA2uL5iNRG4jdQ%3D%3D&mCTIbCubSFFxsDGW9IXnlq%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtVA%3D%3D=ctNJff55vVA%3D&FgPIIEJYIotS%2BYGoBi5oIA%3D%3D=NHdURQburHA%3D&d9QiiOaqIPd993isyOJqFvmyB7XOC SQK=ctNJff55vVA%3D&WGwmoAfeNR9xqBux0rIQ8Za60lavYmz=ctNJff55vVA%3D&WGwmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJff55vVA%3D> [Accessed on 010721]

³² Natural England (2017) Natural England's Impact Risk Zones for Sites of Special Scientific Interest, 12 February 2019. Available at: <https://data.gov.uk/dataset/5ae2af0c-1363-4d40-9d1a-e5a1381449f8/sssi-impact-risk-zones> [Date Accessed: 15/11/19]

3.3.7 Where a development proposal falls within, or interests with, more than one SSSI IRZ the worst-case risk zone is reported upon in the assessment. The IRZ attribute data draws a distinction between rural and non-rural development. For the purposes of this assessment, non-rural proposals are considered to be those that are located within an existing built-up area. Proposals at greenfield locations at the edge of a settlement or those that are more rural in nature have been considered to be rural. In this instance, a worst-case approach has been taken in respect to the allocation of an IRZ classification. As potential housing capacity at each development sites is unknown at this stage of assessment, a precautionary approach has been taken.

Locally designated sites

3.3.8 For the purposes of this assessment, impacts on priority habitats³³ protected under the 2006 NERC Act³⁴ have been considered in the context of Natural England's publicly available Priority Habitat Inventory database³⁵. It is acknowledged this may not reflect current local site conditions in all instances.

3.3.9 It is assumed that development proposals located on previously undeveloped greenfield land would result in a net reduction in vegetation cover in the Plan area. Proposals which result in the loss of greenfield land are expected to contribute towards a cumulative loss in vegetation cover. This would also be expected to lead to greater levels of fragmentation and isolation for the wider ecological network, due to the loss of stepping-stones and corridors. This will restrict the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land is considered under the natural resources objective (SA Objective 6) in this assessment.

3.3.10 Protected species survey information is not available for the development proposals within the Plan area. It is acknowledged that data is available from the local biological records centre. However, it is noted that this data may be under recorded in certain areas. This under recording does not imply species absence. As a consequence, consideration of this data on a site-by-site basis within this assessment would have the potential to skew results – favouring well recorded areas of the Plan area. As such impacts on protected species have not been assessed on a site-by-site basis.

³³ Source Natural England Priority Habitat Inventory April 2012

³⁴ Natural Environment and Rural Communities Act 2006. Available at: <http://www.legislation.gov.uk/ukpga/2006/16/contents> [Date Accessed: 15/11/19]

³⁵ Natural England (2019) Priority Habitat Inventory (England). Available at: <https://data.gov.uk/dataset/4b6ddab7-6c0f-4407-946e-d6499f19fcd/priority-habitat-inventory-england> [Date Accessed: 15/11/19]

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- 3.3.11 It should be noted that no detailed ecological surveys have been completed by Lepus to inform the assessments made in this report.
- 3.3.12 It is anticipated that the SSDC will require detailed ecological surveys and assessments to accompany future planning applications. Such surveys will determine on a site-by-site basis the presence of priority species and priority habitats protected under the NERC Act and other protected species.
- 3.3.13 It is assumed that the loss of biodiversity assets, such as ancient woodland or an area of priority habitat, are permanent and irreversible effects. It is assumed that mature trees and hedgerows will be retained where possible.

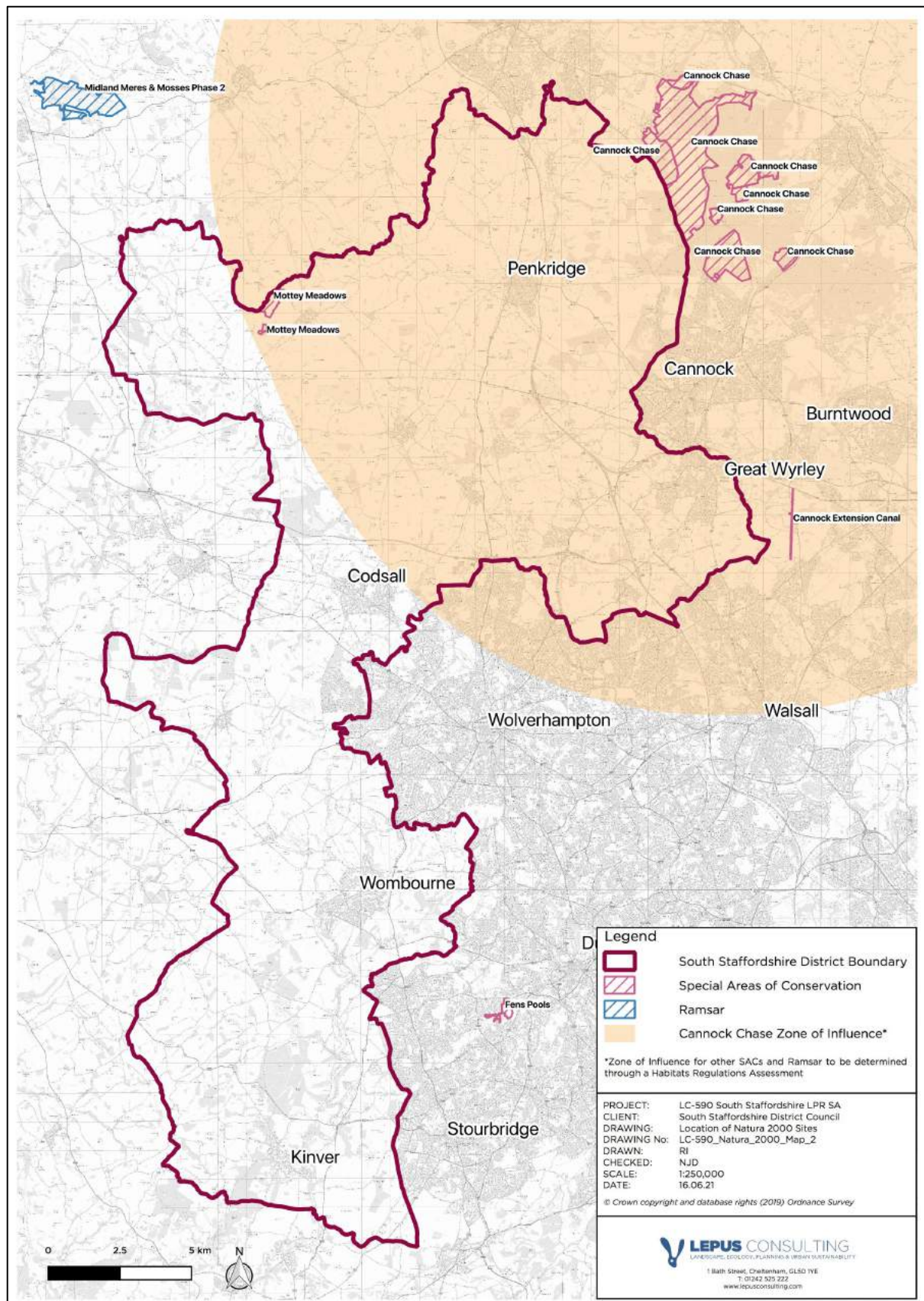


Figure 3.2: Natura 2000 sites in and around South Staffordshire



Box 3.3: SA Objective 3: Biodiversity and Geodiversity assessment methodology

Where any part of a development site coincides with a SAC, SPA, Ramsar site, a SSSI, NNR or ancient woodland, or is adjacent to a SAC, SPA, Ramsar site or SSSI, it is assumed that development would have a permanent and irreversible impact on these nationally important biodiversity assets, and a major negative impact would be expected.

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Where any part of a development site coincides with LNRs, SBIs, RIGSs or priority habitats, is adjacent to an ancient woodland, NNR, LNR or SBI, is located within a SSSI IRZ which states to consult Natural England, is located within the zone of influence of a European site or is located in close proximity to an NNR, LNR or stand of ancient woodland, it is assumed that development would have an impact on these biodiversity assets, and a minor negative impact would be expected.

-

Where any part of a development site is located within an IRZ which states that “any residential developments with a total net gain in residential units” or “residential development of 50 units or more” should be consulted on, a minor negative impact would be likely.

-

Where a development proposal would not be anticipated to impact a biodiversity or geodiversity asset, a negligible impact would be expected for this objective.

0

3.4 SA Objective 4: Landscape and Townscape

3.4.1 Impacts on landscape are often determined by the specific layout and design of development proposals, as well as the site-specific landscape circumstances, as experienced on the ground. Detailed designs for each development proposal are uncertain at this stage of the assessment. This assessment comprises a desk-based exercise which has not been verified in the field. Therefore, the nature of the potential impacts on the landscape are, to an extent, uncertain. There is a risk of negative effects occurring, some of which may be unavoidable. As such, this risk has been reflected in the assessment as a negative impact where a development proposal is located in close proximity to sensitive landscape receptors. The level of impact has been assessed based on the nature and value of, and proximity to, the landscape receptor in question.

Cannock Chase Area of Outstanding Natural Beauty (AONB)

3.4.2 The Cannock Chase AONB is a nationally designated landscape, located to the north east of the District. Potential negative impacts on the AONB and its setting have been assessed with regard to the Cannock Chase AONB Management Plan 2019-2024³⁶ and the special qualities it identifies.

Green Belt Boundary Review

3.4.3 SSDC identified the potential need to revise Green Belt boundaries in order to accommodate the identified housing need. A Green Belt Study has been undertaken³⁷ to inform the consideration of revisions to Green Belt boundaries in the district as part of the LPR. The study considered the five purposes of Green Belt, as set out in the NPPF:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and

³⁶ Cannock Chase Area of Outstanding Natural Beauty (2019) Cannock Chase Area of Outstanding Natural Beauty Management Plan 2019 – 2024. Available at: <https://cannock-chase.co.uk/wp-content/uploads/2019/10/AONB-Cannock-Chase-Management-Plan-2019-24.pdf> [Date Accessed: 01/11/19]

³⁷ LUC (2019) South Staffordshire Green Belt Study: Stage 1 and 2 Report. Available at: <https://www.sstaffs.gov.uk/doc/181123/name/South%20Staffs%20GB%20Stage%201%20and%202%20Report%20FINAL%20v1%20-%20web%20copy.pdf/> [Date Accessed: 22/06/21]

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

3.4.4 The NPPF states that,

“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

3.4.5 In Stage 1, the Green Belt Study assessed land parcels against the contribution they make to the five purposes of the Green Belt. In Stage 2, the study seeks to identify potential harm as a consequence of releasing land parcels from the Green Belt. This second stage resulted in a seven point ‘green belt harm’ scale based on the Stage 1 assessment:

- Very high;
- High;
- Moderate high;
- Moderate;
- Low-moderate;
- Low; and
- Very low.

3.4.6 In this SA those land parcels with a Green Belt harm rating of ‘very high’, ‘high’ and ‘moderate high’ have been assessed as having a potential major negative effect on this Objective. ‘Moderate high’ and ‘moderate’ harm has been assessed as having minor negative effect on this objective and ‘low’ and ‘very low’ are assessed as having a negligible effect.

3.4.7 As stated in the Green Belt Study,

“In each location where alterations to Green Belt boundaries are being considered, planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt designation.

In light of the above, this assessment of harm to Green Belt purposes does not draw conclusions as to where land should be released to accommodate development but identifies the relative variations in the harm to the designation”.

- 3.4.8 Table 8.1 of the study sets out a range of potential measures to mitigate harm to the revised Green Belt. Many of these measures focus on identifying and enhancing strong boundaries to the revised Green Belt and reducing the potential urbanising influences of new development on adjacent areas of Green Belt through the sensitive masterplanning of new development.

Landscape Sensitivity Assessment

- 3.4.9 Alongside the Green Belt Study, a Landscape Sensitivity Study³⁸ was undertaken, which forms Stage 3 of the Green Belt Study. As stated in the Green Belt Study, there is an interaction between the assessment of how parcels of land fulfil Green Belt purposes and the landscape character of the land,

“There is a relationship between landscape sensitivity and Green Belt contribution/harm in that physical elements which play a role in determining landscape character and sensitivity are also likely to play a role in the spatial relationship between urban areas and the countryside. However there are fundamental distinctions in the purposes of the two assessments, reflecting the fact that landscape quality is not a relevant factor in determining the contribution to Green Belt purposes, or harm to those purposes resulting from the release of land”.

- 3.4.10 The Landscape Sensitivity Study considered the landscape and visual aspects of the land parcels using ten criteria which were considered most likely to be affected by development. The criteria included natural features, landform, landscape pattern, recreational value, settlement setting and visual prominence, amongst others. Overall landscape sensitivity was assessed on a five-point scale,

- High;
- Moderate high;
- Moderate;
- Moderate low; and
- Low.

³⁸ LUC (2019) South Staffordshire Landscape Sensitivity Assessment. Available at: <https://www.sstaffs.gov.uk/planning-files/Spatial-Housing-Strategy/SHSID-Landscape-Study-2019.pdf> [Date Accessed: 22/06/21]

- 3.4.11 In this SA, sites located in land parcels assessed as ‘high’ and ‘moderate high’ landscape sensitivity are considered to have potentially major negative effects on this objective. Sites in land parcels assessed as ‘moderate’ and ‘moderate-low’ are assessed as having minor negative effects on this objective. Sites in land parcels assessed as low landscape sensitivity are assessed as having a negligible effect on this objective.

Country Parks

- 3.4.12 There are several Country Parks located within and around South Staffordshire (see **Figure 3.4**). Potential impacts to Country Parks, including views from Country Parks, have been assessed based on the distance between the development proposal and the Country Park, as well as the landscape within and surrounding the proposal as determined through a desk-based appraisal.

Landscape Character Assessment

- 3.4.13 Baseline data on Landscape Character Types (LCTs) within the Plan area are derived from the Planning for Landscape Change: Supplementary Planning Guidance³⁹. Key characteristics of each LCT have informed the appraisal of each site proposal against the landscape objective. The assessment of impact is based on the overall landscape character guidelines and key characteristics for each LCT, and the nature of the landscape within the site as determined through a desk-based appraisal.

Views

- 3.4.14 In order to consider potential visual effects of development, it has been assumed that the development proposals would, broadly, reflect the character of nearby development of the same type.
- 3.4.15 Potential views from residential properties are identified through the use of aerial photography.
- 3.4.16 It is anticipated that the SSDC will require developers to undertake Landscape and Visual Impact Assessments (LVIAs) or Landscape and Visual Appraisals (LVAs) to accompany any future proposals, where relevant. The LVIAs or LVAs should seek to provide greater detail in relation to the landscape character of the proposal and its

³⁹ Staffordshire County Council (2000) Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, 1996 – 2011. Volume 3: Landscape Descriptions. Available at: <https://www.staffordbc.gov.uk/landscape-character-assessment1> [Date Accessed: 28/06/21]

surroundings, the views available towards the development proposal, the character of those views and the sensitivity and value of the relevant landscape and visual receptors.

Box 3.4: SA Objective 4: Landscape and Townscape assessment methodology

Cannock Chase AONB

Development proposals located within, partially within or adjacent to the AONB are expected to result in major negative impacts on the character and/or setting of the designated landscape.	--
Development proposals located in close proximity to the AONB are expected to result in negative impacts on the views experienced from the AONB and/or the setting of the designated landscape.	-

Green Belt Harm

Development proposals located within areas of 'moderate-high', 'high' or 'very high' Green Belt harm.	--
Development proposals located within areas of 'low-moderate' or 'moderate' Green Belt harm.	-
Development proposals located within areas of 'low' sensitivity, or those not assessed in the study.	0

Landscape Sensitivity Study

Development proposals located within areas of 'moderate-high' or 'high' landscape sensitivity.	--
Development proposals located within areas of 'low-moderate' or 'moderate' sensitivity.	-
Development proposals located within areas of 'low' sensitivity, or those not assessed in the study.	0

Landscape Character Assessment

Development proposals which could potentially be discordant with the guidelines and characteristics provided in the published Supplementary Planning Guidance would be expected to have a minor negative impact on the landscape objective.	-
Development proposals located within areas classed as 'urban' within the Landscape Character Assessment, and therefore comprise built-up areas, would be expected to have a negligible impact on the landscape character.	0

Country Park:

Development proposals that are located adjacent or in close proximity to a Country Park, and therefore could potentially adversely affect views from Country Parks, are assumed to have a minor negative impact on the landscape objective.	-
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Box 3.4: SA Objective 4: Landscape and Townscape assessment methodology

Views

Development proposals which may alter views of a predominantly rural or countryside landscape experienced by users of the Public Rights of Way (PRoW) network and/ or local residents are assumed to have minor negative impacts on the landscape objective.

-

Urban Sprawl/ Coalescence

Development proposals which are considered to increase the risk of future development spreading further into the wider landscape are assessed as having a minor negative impact on the landscape objective.

-

Development proposals which are considered to reduce the separation between existing settlements and increase the risk of the coalescence of settlements are assessed as having a potential minor negative impact on the landscape objective.

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Overall

Where a development proposal would not be anticipated to significantly impact the surrounding landscape, a negligible impact would be expected for this objective.

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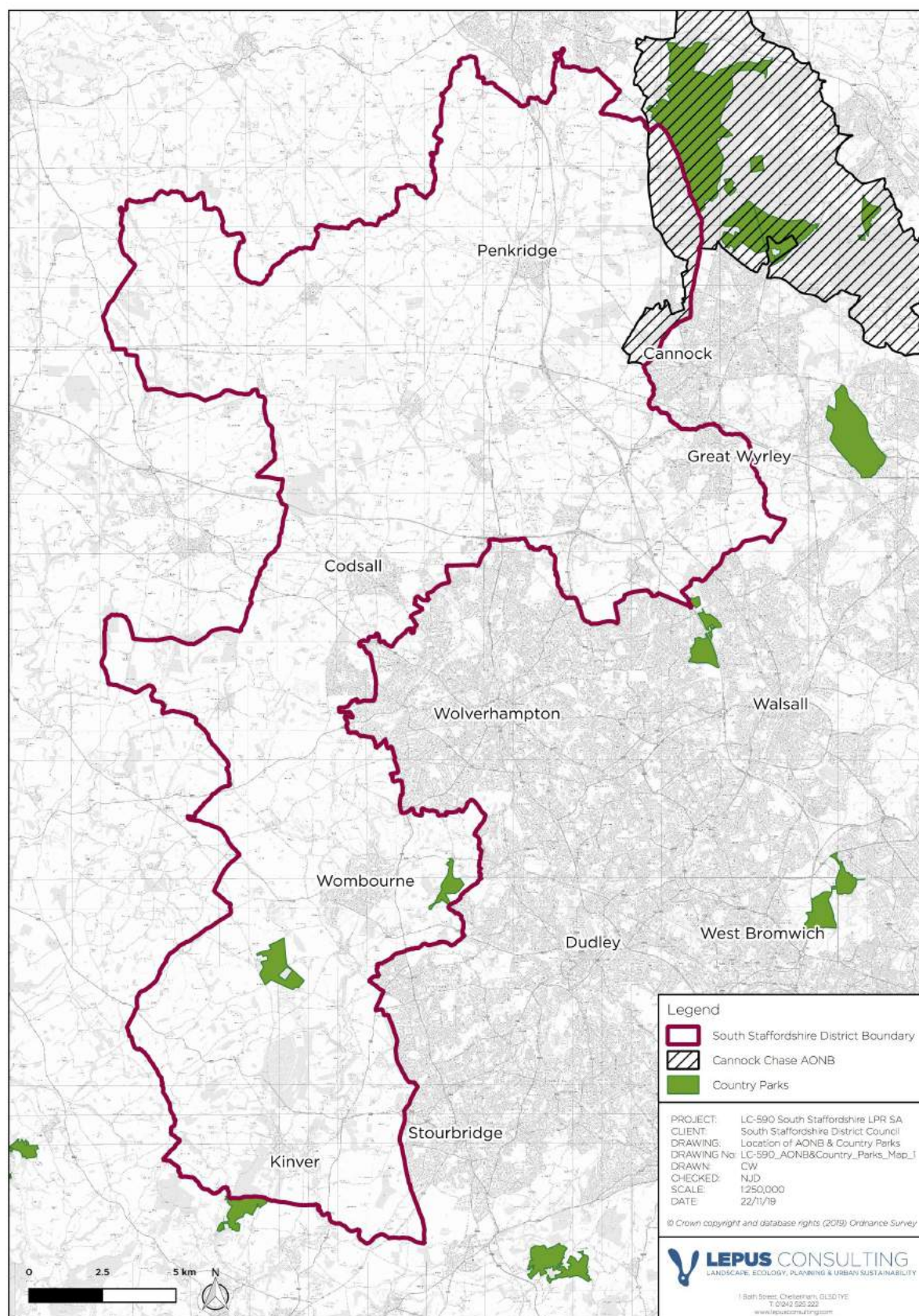


Figure 3.4: Cannock Chase AONB and Country Parks in and around South Staffordshire

3.5 SA Objective 5: Pollution and Waste

Air Pollution

- 3.5.1 It is assumed that development proposals would result in an increase in traffic and thus traffic-related air pollution. Both existing and future site end users would be exposed to this change in air quality. At this stage of assessment, residential capacity at each site is unknown, and as such, it is uncertain the extent to which each development proposal could potentially increase air pollution in the local area.
- 3.5.2 Exposure of new residents to air pollution has been considered in the context of the proposal location in relation to established Air Quality Management Areas (AQMAs) and main roads. It is widely accepted that the effects of air pollution from road transport decreases with distance from the source of pollution i.e. the road carriageway. The Department for Transport (DfT) in their Transport Analysis Guidance (TAG) consider that, *“beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant”*⁴⁰. This statement is supported by Highways England and Natural England based on evidence presented in a number of research papers^{41 42}. A buffer distance of 200m has therefore been applied in this assessment. A proposed site which lies wholly or partially within an AQMA or a 200m buffer, as described above, is assessed as having potential negative effects on new residents.
- 3.5.3 The proximity of a proposal in relation to a main road determines the exposure level of site end users to road related air and noise emissions⁴³. In line with the DMRB guidance, it is assumed that site end users would be most vulnerable to these impacts within 200m of a main road. This distance has therefore been applied throughout this assessment to both existing road and rail sources. A proposed site which lies wholly or partially within a 200m buffer, as described above, is assessed as having potential negative effects on new residents.

⁴⁰ Department for Transport (2017) TAG unit A3 Environmental Impact Appraisal. Available at: <https://www.gov.uk/government/publications/webtag-tag-unit-a3-environmental-impact-appraisal-december-2015> [Date Accessed: 15/11/19]

⁴¹ Bignal, K., Ashmore, M & Power, S. 2004. The ecological effects of diffuse air pollution from road transport. English Nature Research Report No. 580, Peterborough.

⁴² Ricardo-AEA, 2016. The ecological effects of air pollution from road transport: an updated review. Natural England Commissioned Report No. 199.

⁴³ Design Manual for Roads and Bridges, Volume 11: Environmental Assessment, Section 3: Environmental Assessment Techniques, Part 1: Air Quality, Annex D2: Road Type. Available at: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol11/section3/ha20707.pdf> [Date Accessed: 15/11/19]

Water Pollution

3.5.4 The vulnerability of groundwater to pollution is determined by the physical, chemical and biological properties of the soil and rocks, which control the ease with which an unprotected hazard can affect groundwater. Groundwater Source Protection Zones (SPZs) indicate the risk to groundwater supplies from potentially polluting activities and accidental releases of pollutants. As such, any proposal that is located within a groundwater SPZ could potentially have an adverse impact on groundwater sources⁴⁴.

3.5.5 Construction activities in or near watercourses have the potential to cause pollution, impact upon the bed and banks of watercourses and impact upon the quality of the water⁴⁵. In this assessment, a 200m buffer zone was deemed appropriate. An approximate 10m buffer zone from a watercourse should be used in which no works, clearance, storage or run-off should be permitted⁴⁶.

Waste

3.5.6 Waste management is jointly coordinated by the Staffordshire Joint Waste Management Board (JWMB) which incorporates Staffordshire County Council, Stoke-on-Trent City Council and the eight districts and boroughs within Staffordshire, including SSDC. SSDC has responsibility for the provision of collection and recycling services for households as part of the management of waste in the county. Less than 3% of Staffordshire's municipal waste is sent to landfill sites⁴⁷ and Staffordshire County Council has set a target of Zero Waste to landfill⁴⁸.

3.5.7 The role of the Local Plan in waste management can be to set guidance or requirements for the reduction of construction waste in new development and to ensure design guidance requires new development to accommodate suitable spaces for recycling and waste storage and collection.

⁴⁴ Environment Agency (2019) Groundwater source protection zones (SPZs). Available at: <https://www.gov.uk/guidance/groundwater-source-protection-zones-spzs> [Date Accessed: 28/07/20]

⁴⁵ World Health Organisation (1996) Water Quality Monitoring - A Practical Guide to the Design and Implementation of Freshwater Quality Studies and Monitoring Programmes: Chapter 2 – Water Quality. Available at: https://www.who.int/water_sanitation_health/resourcesquality/wqmchap2.pdf [Date Accessed: 15/11/19]

⁴⁶ Department for Environment Food and Rural Affairs (2019) Advice and Information for planning approval on land which is of nature conservation value. Available at: <https://www.daera-ni.gov.uk/articles/advice-and-information-planning-approval-land-which-nature-conservation-value> [Date Accessed: 15/11/19]

⁴⁷ <https://www.staffordshire.gov.uk/Waste-and-recycling/Waste-explained.aspx> [Accessed on 22/06/21]

⁴⁸ <https://www.staffordshire.gov.uk/Waste-and-recycling/wastestrategy/JointMunicipalWasteManagementStrategy.aspx> [accessed on 22/06/21]

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- 3.5.8 For the purpose of this assessment, it is assumed that new residents in South Staffordshire will have an annual waste production of 409.5kg per person, in line with the England average⁴⁹.
- 3.5.9 South Staffordshire generated 43,631 tonnes of waste in 2017 to 2018. Assuming a rate of 409.5kg per person, development proposals which accommodate 1,065 new residents could potentially increase waste generation by 1% or more. At 2.29 people per dwelling, this would account for development proposals for 465 or more dwellings.
- 3.5.10 The SA methodology would usually assess development proposals which would be likely to increase household waste generation by between 0.1% and 0.99% in comparison to 2018 levels as a minor negative impact on waste generation. A major negative impact would be expected for development proposals which would be likely to increase household waste generation by 1% or more in comparison to 2019 levels.
- 3.5.11 As waste generation has been calculated per person based on the average number of people per dwelling, development proposed for employment or non-residential end use would not been included in this assessment.
- 3.5.12 At this stage of the planning process, the capacity of each potential housing allocation is uncertain and calculations for waste generation would also be uncertain.

⁴⁹ Department for Environment Food and Rural Affairs (2017) Statistics on waste managed by local authorities in England in 2016/17. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/664594/LACW_mgt_annual_stats_notice_dec_2017.pdf [Date Accessed: 15/11/19]

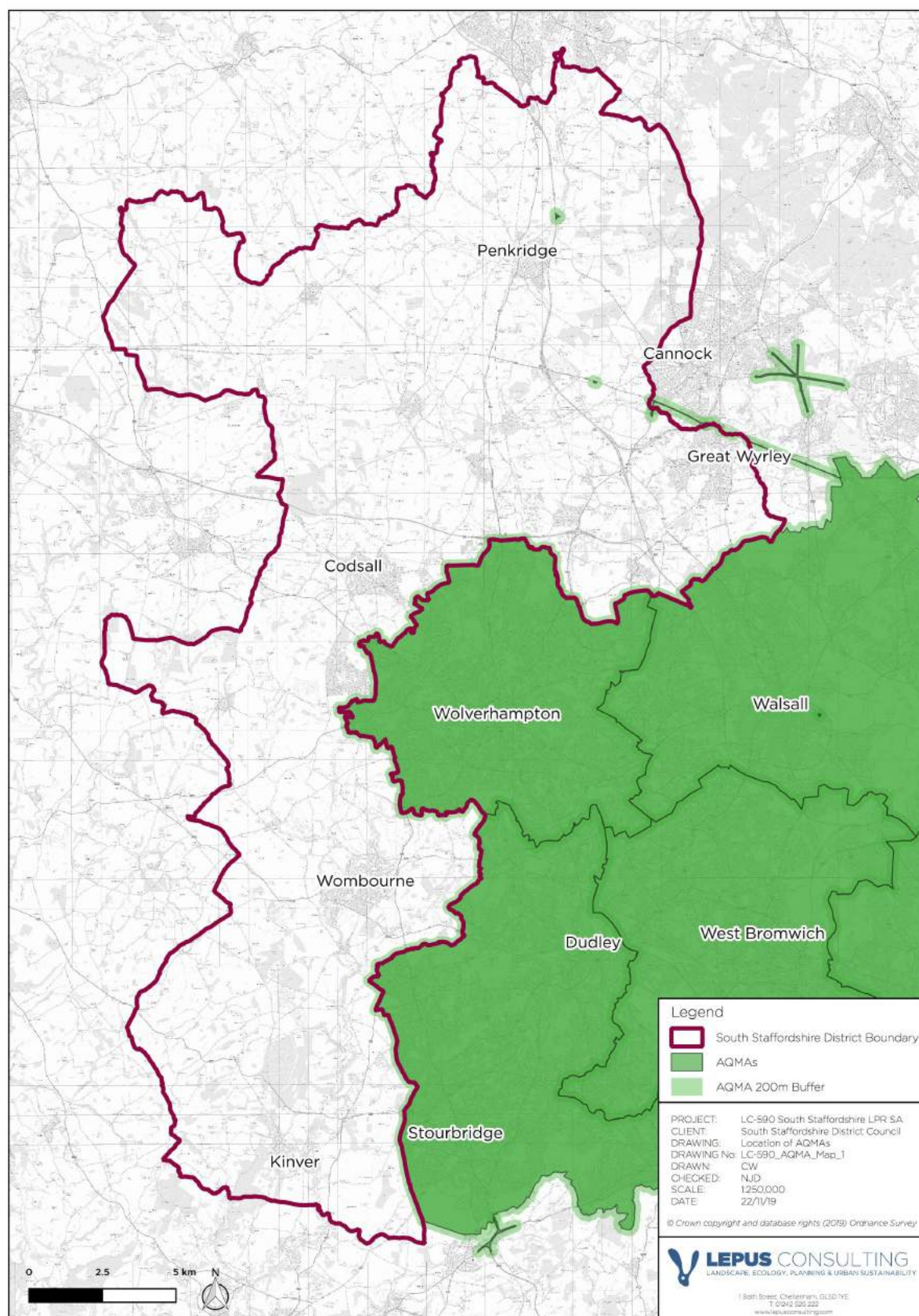


Figure 3.5: AQMAs in and around South Staffordshire

Box 3.5: SA Objective 5: Pollution and Waste assessment methodology

Air Pollution

Development proposals located wholly or partly within 200m of an AQMA, a main road or a railway line are assumed to have a minor negative impact on local residents' exposure to air pollution, noise, and/or vibrations.

-

Development proposals located over 200m of an AQMA, a main road or a railway line are assumed to have a negligible impact on local residents' exposure to air pollution, noise, and/or vibrations.

0

Water Pollution

Development proposals located within the total catchment (Zone III), outer zone (Zone II) or inner zone (Zone I) of a groundwater SPZ would be likely to have a minor negative impact on groundwater sources.

-

Development proposals located within 200m of a watercourse are assumed to have a minor negative impact on local water quality.

-

Development proposals located outside of groundwater SPZs and over 200m from watercourses would be expected to have a negligible impact on water pollution.

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Waste

At this stage of assessment, the residential capacity at each residential-led development proposal is unknown. As such, it is uncertain the extent to which each development proposal could potentially result in an increase household waste generation in the Plan area.

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3.6 SA Objective 6: Natural Resources

Previously Developed Land

- 3.6.1 In accordance with the core planning principles of the NPPF⁵⁰, development on previously developed land will be recognised as an efficient use of land. Development on previously undeveloped land is not considered to be an efficient use of land.
- 3.6.2 Development proposals on previously undeveloped land are expected to pose a threat to the soil resource within the proposal perimeter due to excavation, soil compaction, erosion and an increased risk of soil pollution and contamination during the construction phase. This is expected to be a permanent and irreversible impact.
- 3.6.3 In addition, proposals which would result in the loss of greenfield land would be expected to contribute towards a cumulative loss of ecological habitat. This would be expected to lead to greater levels of habitat fragmentation and isolation for the local ecological network restricting the ability of ecological receptors to adapt to the effects of climate change. The loss of greenfield land has therefore been considered to have an adverse effect under this objective.

Agricultural Land Class

- 3.6.4 The Agricultural Land Classification (ALC) system classifies land into five categories according to versatility and suitability for growing crops. The top three grades, Grades 1, 2 and Subgrade 3a, are referred to as the ‘best and most versatile’ (BMV) land⁵¹. Where site-specific ALC studies have not been completed, it is not possible to identify Subgrade 3a and 3b land. Therefore, a precautionary approach is taken, and potential BMV land is assessed as Grades 1, 2 and 3.
- 3.6.5 Adverse impacts are expected for options which would result in a net loss of agriculturally valuable soils.

Water resource

⁵⁰ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 15/11/19]

⁵¹ MAFF. October 1988. Available at Natural England. <http://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736>. [Date Accessed: 15/11/19]

- 3.6.6 It is assumed that proposals will be in accordance with the national mandatory water efficiency standard of 125 litres per person per day, as set out in the Building Regulations 2010⁵².
- 3.6.7 It is assumed that all residential-led development proposals in the LPR will be subject to appropriate approvals and licensing for sustainable water supply from the Environment Agency.

Box 3.6: SA Objective 6: Natural Resources assessment methodology

Previously Developed Land

As the proposed development at each site is currently unknown, it is uncertain the quantity of soil resource which would be lost. As such, the proposed development on all greenfield sites would be expected to have a minor negative impact on local soil resources.

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Development of an existing brownfield site would be expected to contribute positively to safeguarding greenfield land in South Staffordshire and have a minor positive impact for this objective.

+

Agricultural Land Classification (ALC)

Development proposals which are situated on Grade 1, 2 or 3 ALC land, and would therefore risk the loss of some of the Plan area's BMV land, would be expected to have a minor negative impact for this objective.

-

Development proposals which are situated on Grade 4 and 5 ALC land, or land classified as 'urban' or 'non-agricultural' and would therefore help prevent the loss of the Plan areas BMV land, would be expected to have a minor positive impact for this objective.

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⁵² The Building Regulations 2010. Available at: <http://www.legislation.gov.uk/uksi/2010/2214/contents/made> [Date Accessed: 15/11/19]

3.7 SA Objective 7: Housing

- 3.7.1 SSDC have prepared evidence documents in relation to the housing needs in South Staffordshire over the Plan period. Development proposals are assessed for the extent to which they will help to meet the diverse needs of current and future residents of the Plan area.
- 3.7.2 Under this objective, development proposals which would result in an increase of 99 dwellings or less would usually be assessed as having a minor positive impact on the local housing provision. Development proposals which would result in an increase of 100 dwellings or more would be likely to have a major positive impact on the local housing provision.
- 3.7.3 At this stage in SSDC's plan-making process the housing capacity of sites is unknown. While site boundaries and site areas are known, as yet unknown on-site constraints may substantially affect housing capacity. However, housing sites with a potential capacity of over 500 dwellings are considered to be likely to make a substantial contribution to housing needs.
- 3.7.4 Unless otherwise stated, it is assumed that development proposals will provide a good mix of housing type and tenure opportunities.
- 3.7.5 At this stage of assessment, the residential capacity for each residential and Gypsy and Traveller-led development proposal is unknown.

Box 3.7: SA Objective 7: Housing assessment methodology

The potential capacity at each residential-led development proposal is unknown at this stage of assessment. However, sites identified as strategic sites, with a potential housing capacity of over 500 dwellings would be expected to result in a substantial increase in housing provision across the Plan area. A major positive impact in regard to housing provision would be expected.

++

The potential capacity at other residential-led development proposal is unknown at this stage of assessment. However, all sites would be expected to result in an increase in housing provision across the Plan area, to some extent. A minor positive impact in regard to housing provision has therefore been identified for each residential-led development proposal.

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As all employment-led development proposals would not be anticipated to alter the total housing provision across the Plan area, a negligible impact would be expected.

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Some of the Gypsy and Traveller-led development proposals are currently in use, either as authorised or unauthorised sites. As the potential capacity of each Gypsy and Traveller-led

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Box 3.7: SA Objective 7: Housing assessment methodology

development proposal is unknown at this stage of assessment, the likely impact on accommodation provision across the Plan area is uncertain.

3.8 SA Objective 8: Health and Wellbeing

Air Quality

3.8.1 It is assumed that development proposals located in close proximity to main roads would expose site end users to transport associated noise and air pollution. In line with the DMRB guidance, it is assumed that receptors would be most vulnerable to these impacts located within 200m of a main road⁵³. Negative impacts on the long-term health of residents is anticipated where residents will be exposed to air pollution.

3.8.2 AQMAs are considered to be an area where the national air quality objective will not be met. Site end users exposed to poor air quality associated with AQMAs would be expected to have adverse impacts on health and wellbeing.

Health Facilities

3.8.3 In order to facilitate healthy and active lifestyles for existing and new residents, it is expected that SSDC should seek to ensure that residents have access to NHS hospitals, GP surgeries and leisure centres. Sustainable distances to each of these necessary services are derived from Barton *et al.*⁵⁴.

3.8.4 For the purposes of this assessment, accessibility to a hospital has been taken as proximity to an NHS hospital with an A&E service. Distances of proposals to other NHS facilities (e.g. community hospitals and treatment centres) or private hospitals has not been taken into consideration in this assessment. There are no NHS hospitals with an A&E department located within South Staffordshire. The closest NHS hospitals with an A&E department include New Cross Hospital, Russell's Hall Hospital, County Hospital and Walsall Manor Hospital. There are numerous GP surgeries located across the Plan area. Access to leisure centres can provide local residents with opportunities to facilitate healthy lifestyles through exercise.

⁵³ Design Manual for Roads and Bridges, Volume 11: Environmental Assessment, Section 3: Environmental Assessment Techniques, Part 1: Air Quality, Annex D2: Road Type. Available at: <http://www.standardsforhighways.co.uk/ha/standards/dmr/vol11/section3/ha20707.pdf> [Date Accessed: 15/11/19]

⁵⁴ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010

Leisure centres

- 3.8.5 Access to leisure centres can provide local residents with opportunities to facilitate healthy lifestyles through exercise. Development proposals located within 1.5km of a leisure centre would be expected to have a minor positive impact on site end users' access to these facilities. Development proposal located over 1.5km from a leisure centre would be likely to have a minor negative impact on site end users' access to these facilities.

Green Network

- 3.8.6 New development proposals have been assessed in terms of their access to the local PProW networks and greenspace. In line with Barton *et al.*⁵⁵, a sustainable distance of 600m has been used for the assessments. Greenspace locations are taken from Ordnance Survey Open Data 'Open Greenspace' described as "*A specialised dataset depicting the location and extent of spaces such as parks and sports facilities that are likely to be accessible to the public.*". It is recognised that this data set may have limitations in relation to the accuracy of those spaces which are included and excluded and the degree of accessibility to the public.

⁵⁵ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010-

Box 3.8: SA Objective 8: Health and Wellbeing assessment methodology

Air Quality

Development proposals located wholly or partly within 200m of a main road or an AQMA are assumed to have a minor negative impact on local residents' exposure to air pollution.	-
Development proposals located wholly over 200m from a main road or an AQMA are assumed to have a minor positive impact on local residents' exposure to air pollution.	+

Health Facilities

Development proposals located wholly or partly over 5km from one of the hospitals stated above, 800m of a GP surgery or 1.5km of a leisure centre would be likely to have a minor negative impact on site end users' access to health services.	-
Development proposals located wholly within 5km of one of the hospitals stated above, 800m of a GP surgery or 1.5km of a leisure centre are assumed to have a minor positive impact on site end users' access to health services.	+

Leisure Facilities

Development proposals located wholly or partially over 1.5km from a public leisure centre would be likely to have a minor negative impact on end users access to these services.	-
Development proposals located wholly within 1.5km from a public leisure centre would be likely to have a minor positive impact on end users access to these services.	+

Green Network

Development proposals located over 600m from a PRoW/ cycle path or a public greenspace could potentially have a minor negative impact on residents' access to natural habitats and therefore, have an adverse impact on the physical and mental health of local residents.	-
Proposals that are wholly located within 600m of a PRoW/ cycle path or a public greenspace are assumed to have a minor positive impact on residents' access to a diverse range of natural habitats.	+
Where a development proposal coincides with a public greenspace, it is assumed that the greenspace would be lost to some extent, and as such, a minor negative impact on the green network would be expected.	-

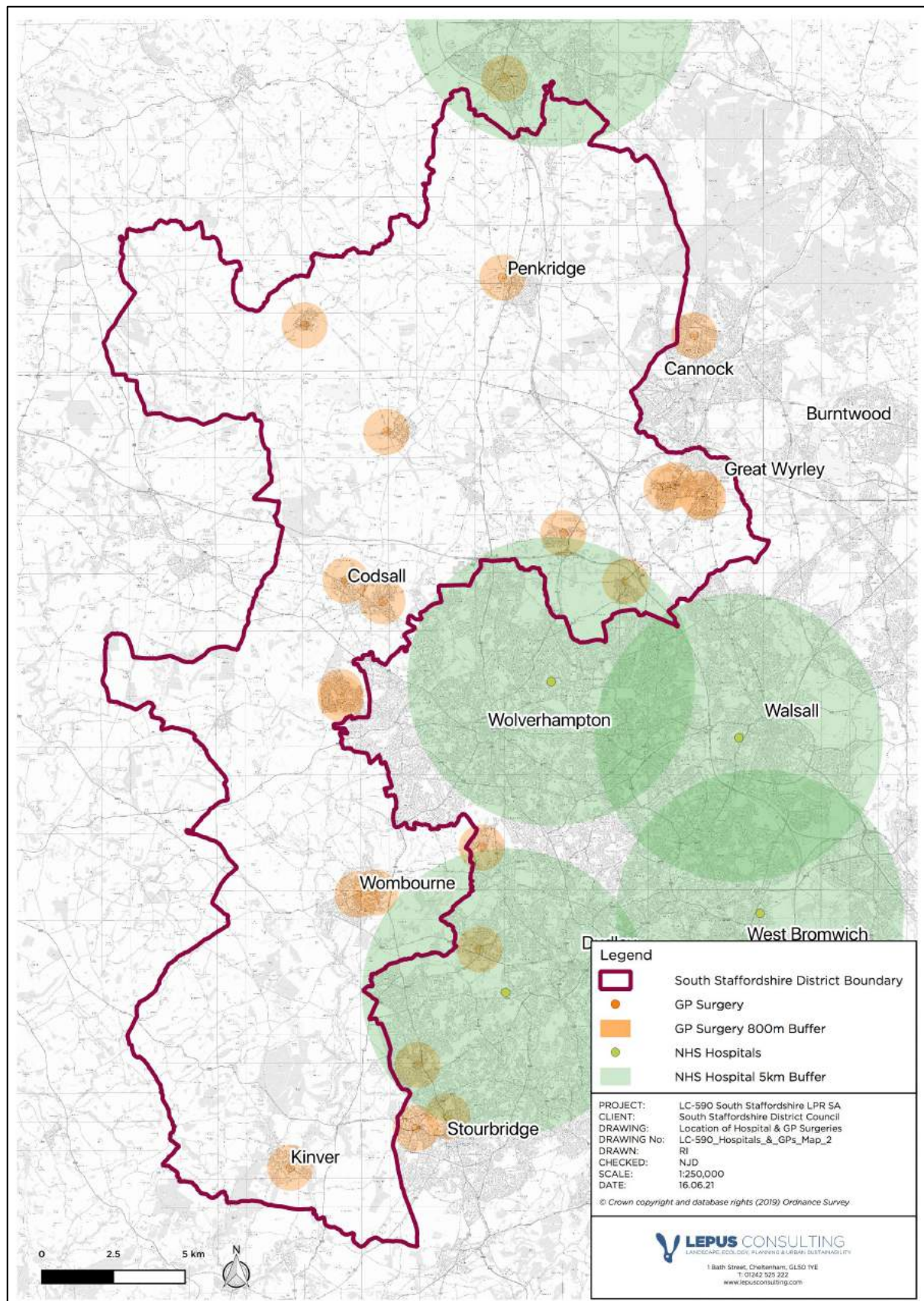


Figure 3.6: NHS Hospitals and GP surgeries in and around South Staffordshire

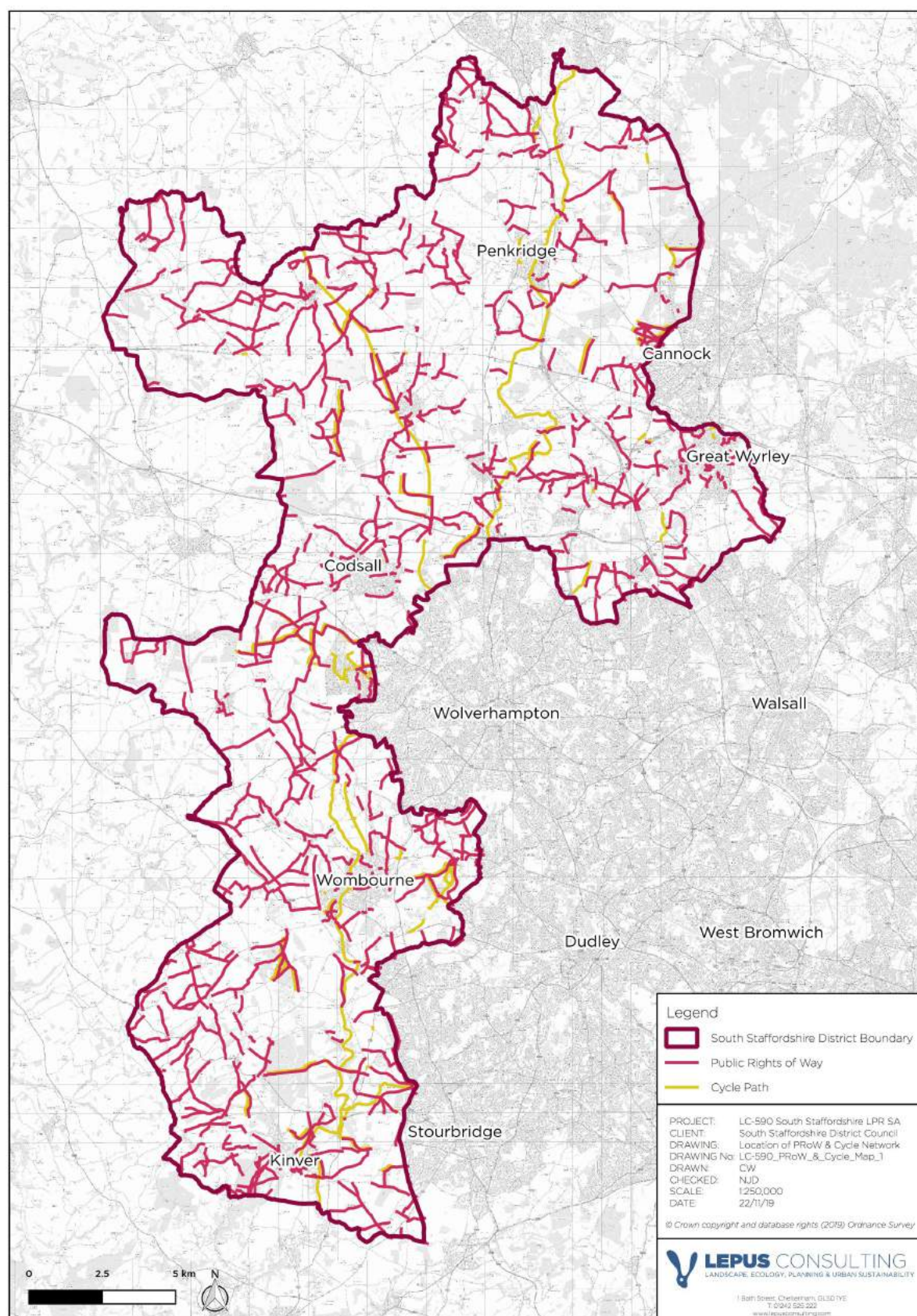


Figure 3.7: The PRoW and cycle networks within South Staffordshire

3.9 SA Objective 9: Cultural Heritage

- 3.9.1 Impacts on heritage assets will be largely determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. The risk of substantial harm to the significance of a heritage asset has been reflected in the assessment. The level of the impact has been assessed based on the nature and significance of, and proximity to, the heritage asset in question.
- 3.9.2 Adverse impacts are recorded for options which have the potential to have an adverse impact on sensitive heritage designations, including Listed Buildings, Scheduled Monuments (SM), Registered Parks and Gardens (RPG) and Conservation Areas.
- 3.9.3 It is assumed that where a designated heritage asset coincides with a development proposal, the designated heritage asset will not be lost as a result of development (unless otherwise specified by SSDC). Adverse impacts on heritage assets are predominantly associated with impacts on the existing setting of the asset and the character of the local area, as well as adverse impacts on views of, or from, the asset. These negative impacts are expected to be long-term and irreversible.
- 3.9.4 Development proposals which would be discordant with the local character or setting, for example; due to design, layout, scale or type, would be expected to adversely impact the setting of nearby heritage assets that are important components of the local area. Views of, or from, the heritage asset are considered as part of the assessment of potential impacts on the setting of the asset.
- 3.9.5 Heritage features identified on Historic England's Heritage at Risk Register may be identified as being at risk for a number of reasons, for example, due to dilapidation of the building fabric or other sources of risk such as coastal erosion, cultivation or scrub encroachment⁵⁶. Where Heritage at Risk assets could potentially be affected by the proposed development, this has been stated.
- 3.9.6 It is anticipated that SSDC will require a Heritage Statement or Archaeological Desk-Based Assessment to be prepared to accompany future planning applications, where appropriate. The Heritage Statement should describe the significance of any heritage assets affected by the proposals, including any contribution made by their settings.

⁵⁶ Historic England Heritage at Risk Register. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register> [Date Accessed: 15/11/19]

Box 3.9: SA Objective 9: Cultural Heritage assessment methodology

Heritage Assets

Where a Grade I, Grade II* or Grade II Listed Building, SM or RPG coincides with a development proposal, it is assumed that the setting of these features will be permanently altered, and a major negative impact is expected. Where a development proposal is located adjacent to a Grade I Listed Building it is assumed that the proposal would also permanently alter the setting to the asset and a major negative impact on the historic environment is expected.

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Where development proposals are located adjacent to, or in close proximity to, a Grade II* or Grade II Listed Building, a SM, or an RPG; located in close proximity to a Grade I Listed Building; or coincide with or are adjacent to an archaeological feature, it is assumed there will be an adverse impact on the setting of the asset, to some extent, and a minor negative impact is expected. Potential impacts on Conservation Areas and their setting are recorded as minor negative impacts.

-

Where development proposals are not located in close proximity to any heritage asset, or the nature of development is determined not to affect the setting or character of the nearby heritage asset, a negligible impact is expected for this objective.

0

Historic Environment Character

Where development proposals are located within areas of 'high' or 'medium' historic value, a minor negative impact on historic character would be expected.

-

Where development proposals are located within areas of 'low' historic value, a negligible impact on historic character would be expected.

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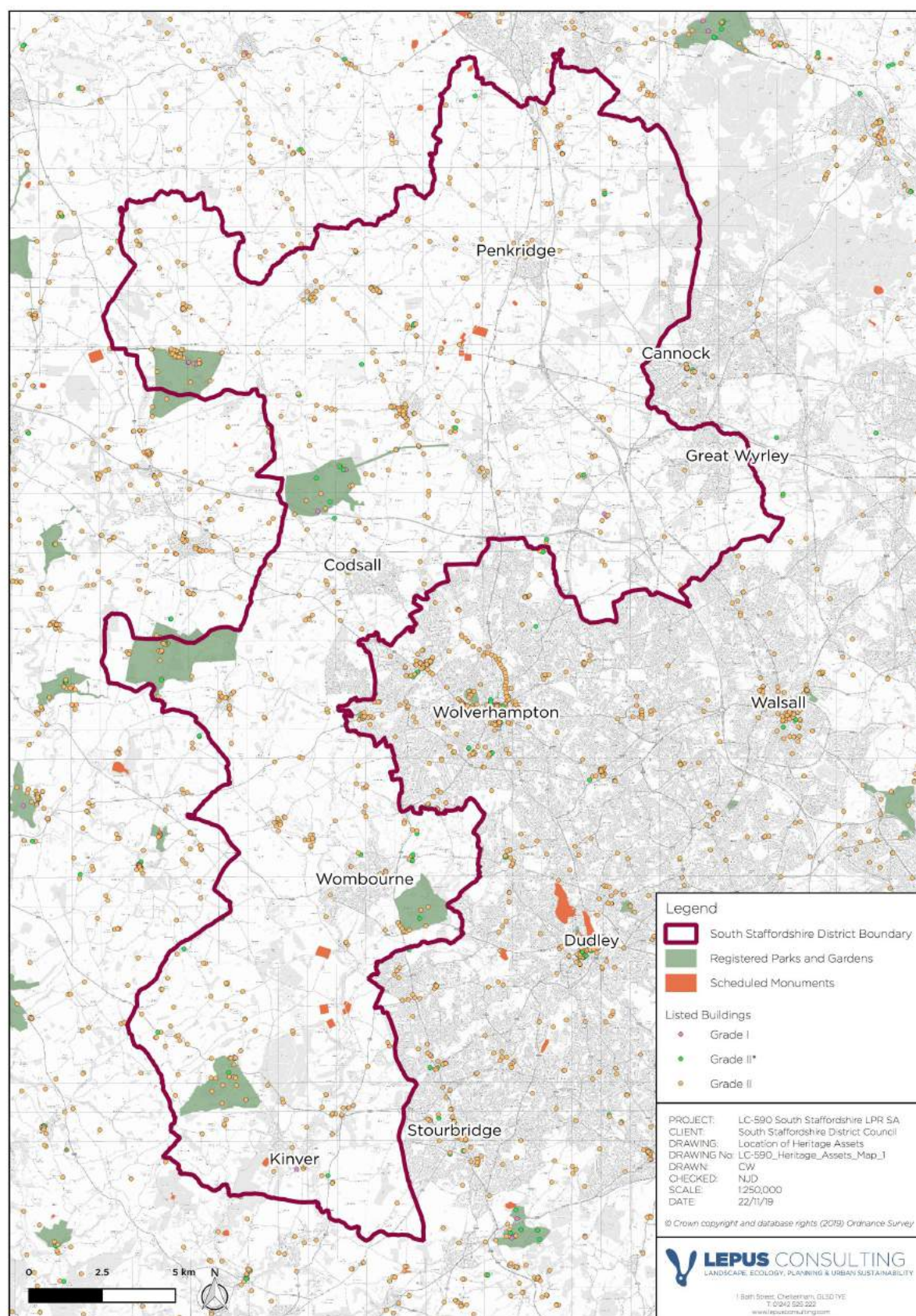


Figure 3.8: Heritage assets in and around South Staffordshire

3.10 SA Objective 10: Transport and Accessibility

Public Transport

3.10.1 In line with Barton *et al.*'s sustainable distances, site end users should be situated within 2km of a railway station and 400m of a bus stop offering a frequent service. Consideration has been given to the proportion of a development proposal within the target distance of these transport options.

3.10.2 Bus service frequency and destination information has been obtained from Google Maps^{57,58}. To be sustainable, the bus stop should provide users with hourly services.

Pedestrian Access

3.10.3 Development proposals have been assessed in terms of their access to the surrounding footpath network. Access should be safe, where site end users would not have to cross roads where there are no pedestrian crossings. Safe access for wheelchair users and pushchairs has been considered as part of the assessment.

Road Access

3.10.4 Development proposals have been assessed in terms of their existing access to the surrounding road network. Where a development proposal is currently not directly linked to the road network, it is assumed that road infrastructure will need to be incorporated into the proposed development.

⁵⁷ Google Maps (no date) Available at: <https://www.google.co.uk/maps> [Date Accessed: 15/11/19]

⁵⁸ Live departure boards available from Google Maps have been used to assess the frequency of services at bus stops within the Plan area. These are obtained from local bus timetables.

Box 3.10: SA Objective 10: Transport and Accessibility assessment methodology

Public Transport

Development proposals located partially or wholly outside of the target distance of 2km for a railway station or 400m for a bus stop are assumed to have a minor negative impact on transport and accessibility.

-

Development proposals located wholly within the target distance to a railway station or bus stop are assumed to have a minor positive impact on local transport and accessibility.

+

Pedestrian Access

Development proposals which would not be anticipated to provide adequate access would be expected to result in a minor negative impact on pedestrian access. These negative impacts are considered to be occasional and reversible.

-

Development proposals which would be expected to provide site end users with adequate access to the surrounding footpath network would be expected to have a minor positive impact on pedestrian access.

+

Road Access

Development proposals which would not be anticipated to provide adequate access would be expected to have a minor negative impact on road access. This negative impact is considered to be occasional and reversible.

-

Development proposals which would be expected to provide site end users with adequate access to the surrounding road network would be expected to have a minor positive impact on road access.

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Overall

Development proposals which would locate site end users away from all of the above receptors would be expected to have a major negative impact for this objective.

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Development proposals which would locate site end users in close proximity to all of the above receptors would be expected to have a major positive impact for this objective.

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3.11 SA Objective 11: Education

- 3.11.1** It is assumed that new residents in the Plan area require access to primary and secondary education services to help facilitate good levels of education, skills and qualifications of residents.
- 3.11.2** In line with Barton *et al.*'s sustainable distances⁵⁹, for the purpose of this assessment, 800m is assumed to be the target distance for travelling to a primary school and 1.5km to a secondary school. All schools identified are publicly accessible state schools.
- 3.11.3** It is recognised that not all schools within South Staffordshire are accessible to all pupils. For instance, independent and academically selective schools may not be accessible to all. Local primary schools may only be Infant, First, Junior or Middle schools, and therefore, not provide education for all children of primary school age. Some secondary schools may only be for girls or boys, and therefore, would not provide education for all. This has been considered within the assessment.
- 3.11.4** At this stage, there is not sufficient information available to be able to accurately predict the effect of new development on the capacity of local schools, or to incorporate local education attainment rates into the assessment.

⁵⁹ Barton, H., Grant, M. & Guise, R. (2010) Shaping Neighbourhoods: For local health and global sustainability, January 2010.

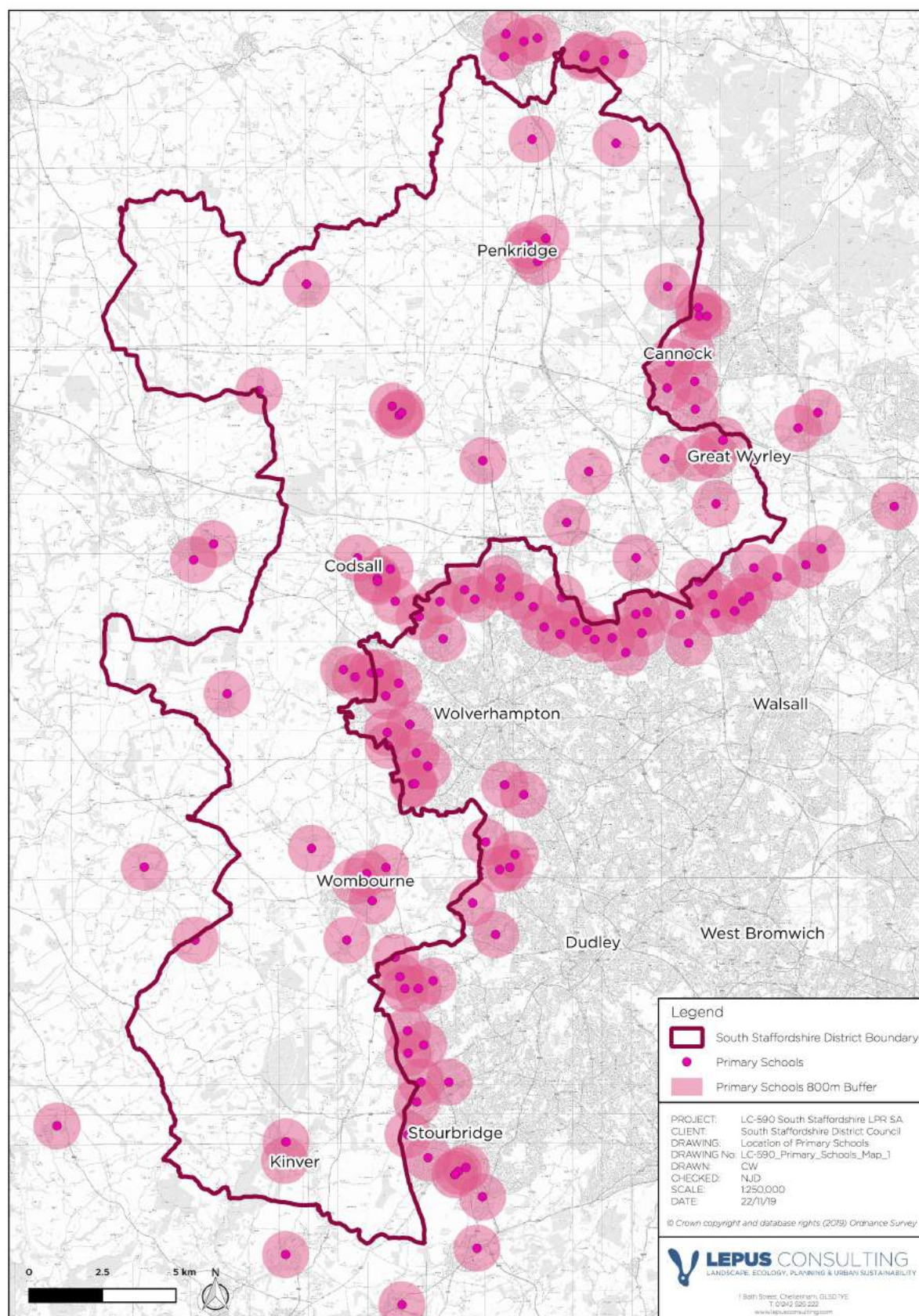


Figure 3.9: Primary schools in and around South Staffordshire

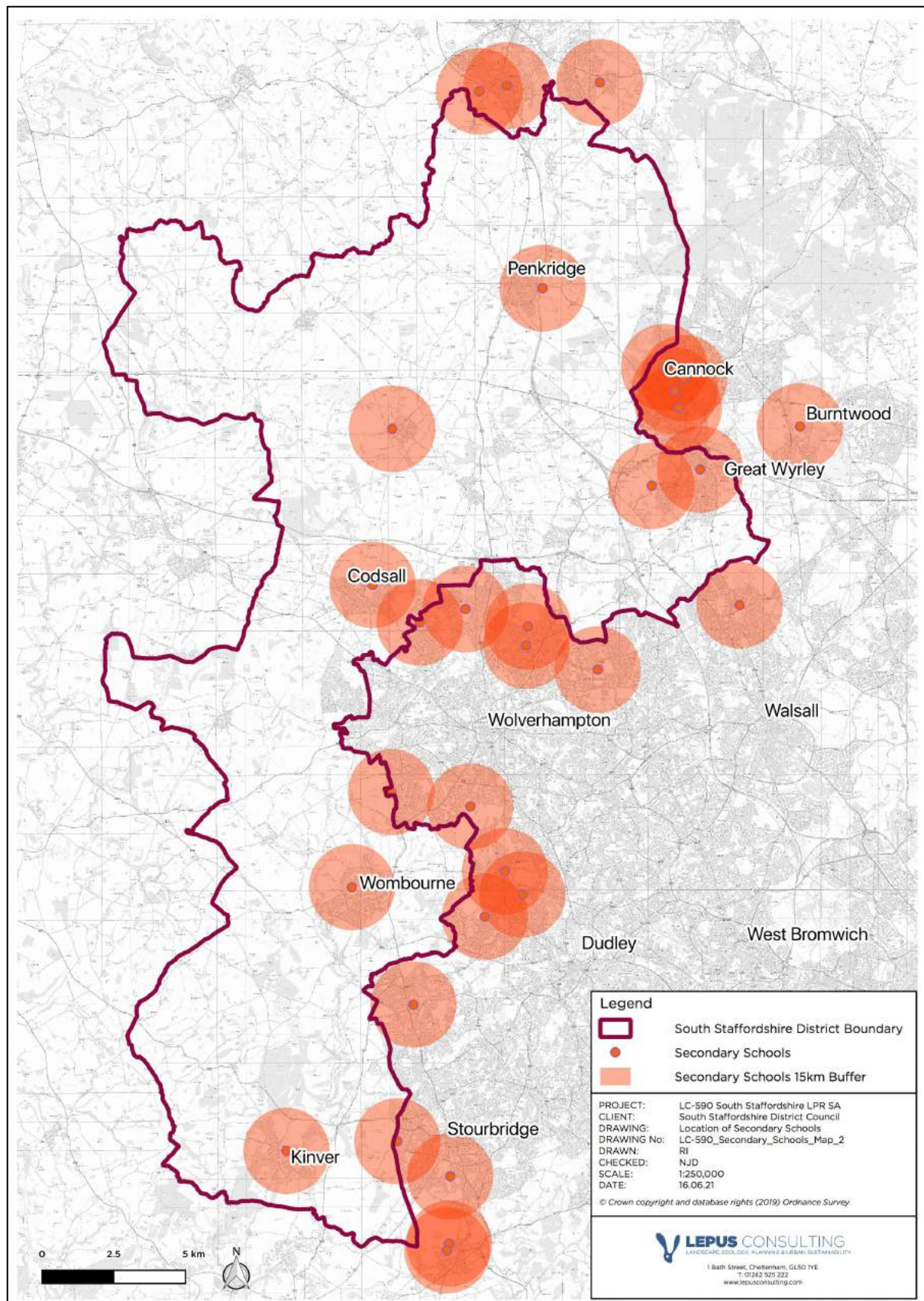


Figure 3.10: Secondary schools in and around South Staffordshire

Box 3.11: SA Objective 11: Education assessment methodology

Residential-led development proposals which would locate new residential sites partially or wholly outside of the target distance to both a primary and secondary school would be likely to have a major negative impact on the education objective.

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Residential-led development sites located partially or wholly outside of the target distances for a primary or secondary school would be expected to have a minor negative impact for this objective.

-

Development proposals which are for employment end use have been assessed as negligible under the education objective.

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Residential-led development sites located wholly within the target distances of a primary school or secondary school would be expected to have a minor positive impact for this objective.

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Residential-led development sites located wholly within the target distances to both a primary and secondary school would be expected to have a major positive impact on the education objective.

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3.12 SA Objective 12: Economy and Employment

Employment Opportunities

3.12.1 Key employment areas are defined as locations which would provide a range of employment opportunities from a variety of employment sectors, including retail parks, industrial estates and major local employers.

3.12.2 The South Staffordshire Economic Development Needs Assessment (EDNA)⁶⁰ identified that approximately 21% of the District's working population live and work in South Staffordshire, with the majority commuting outside the District. As a result, a Rural Services and Facilities Audit⁶¹ was completed to assess access to employment centres via rail and bus from areas within the District.

3.12.3 Hansen scores for public transport access to employment opportunities were used, which measured the number of destinations which could be accessed within 60 minutes journey time.

Employment Floorspace

3.12.4 An assessment of current land use at all development proposals has been made through reference to aerial mapping and the use of Google Maps⁶².

⁶⁰ South Staffordshire Council (2018) Economic Development Needs Assessment. Available at: <https://www.sstaffs.gov.uk/doc/179880/name/South%20Staffs%20EDNA%20Final%20Report%2007%2009.pdf/> [Date Accessed: 15/11/19]

⁶¹ South Staffordshire Council (2018) Rural Services and Facilities Audit. Available at: <https://www.sstaffs.gov.uk/doc/179887/name/Rural%20Services%20%26%20Facilities%20Audit%20Final%202018.pdf/> [Date Accessed: 15/11/19]

⁶² Google Maps (no date) Available at: <https://www.google.co.uk/maps> [Date Accessed: 15/11/19]

Box 3.12: SA Objective 12: Economy and Employment assessment methodology

Employment Opportunities

Residential-led development proposals located in areas not assessed in the Rural Services and Facilities Audit are assumed have poor access to employment opportunities and therefore, a major negative impact would be expected.

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Residential-led development proposals that would place site end users in locations with unreasonable or poor access to employment opportunities (the lower half Hansen scores, or adjacent to a village/urban area with Hansen score coverage to some extent) would have a minor negative impact on access to employment opportunities.

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Residential-led development proposals that would place site end users in locations with good or reasonable access to employment opportunities (the upper half Hansen scores) would have a minor positive impact on access to employment opportunities.

+

Employment Floorspace

Development proposals which result in a net decrease in employment floorspace would be expected to have a major negative impact on the local economy.

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Development proposals which result in a net increase in employment floorspace would be expected to have a major positive impact on the local economy.

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4 Reasonable Alternative Site Assessments

4.1 Preface

4.1.1 The following sections of this chapter will provide an appraisal of each option considered by the Council in the preparation of the Preferred Options Plan (see **Table 1.1**). Each appraisal includes an SA scoring matrix that provides an indication of the nature and magnitude of effects. The narrative follows the scoring matrices for each option, which describes the findings of the appraisal and the rationale for the recorded scores.

4.1.2 Each option has been assessed against the SA Framework, which is comprised of the following objectives:

- **SA Objective 1. Climate change mitigation:** Minimise the Plan area's contribution to climate change;
- **SA Objective 2. Climate change adaptation:** Plan for the anticipated impacts of climate change;
- **SA Objective 3. Biodiversity and geodiversity:** Protect, enhance and manage the biodiversity and geodiversity assets of the Plan area, including flora and fauna;
- **SA Objective 4. Landscape:** Conserve, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening its distinctiveness;
- **SA Objective 5. Pollution and waste:** Ensure sustainable management of waste whilst minimising the extent and impacts of water, air and noise pollution.
- **SA Objective 6. Natural resources:** Protect, enhance and ensure the efficient use of the Plan area's land, soils and water;
- **SA Objective 7. Housing:** Provide a range of housing to meet the needs of the community;
- **SA Objective 8. Health:** Safeguard and improve physical and mental health of residents;
- **SA Objective 9. Cultural heritage:** Conserve, enhance and manage sites, features and areas of historic and cultural importance;
- **SA Objective 10. Transport and accessibility:** Improve choice and efficiency of sustainable transport in the Plan area and reduce the need to travel;

- **SA Objective 11. Education:** Improve education, skills and qualifications in the Plan area; and
- **SA Objective 12. Economy and employment:** Support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth.

4.1.3 **Appendix B** provides an appraisal of each reasonable alternative site considered by the Council. Each appraisal includes an SA impact matrix which provides an indication of the nature and magnitude of impacts pre-mitigation. Assessment narratives follow the impact matrices for each site, within which the findings of the appraisal and the rationale for the recorded impacts are described.

4.1.4 The Council has identified 259 reasonable alternative sites for residential development 28 reasonable alternative employment sites and 30 reasonable alternative GTTS sites. A cluster analysis of these sites has been undertaken. Sites within each cluster often have similar effects against the SA Objectives. Additional commentary has been prepared within each assessment where there is a receptor which influences a specific site.

4.1.5 It should be noted that the clusters assessed within this report are not synonymous with the settlements identified in the Preferred Options Plan. The cluster analysis is based on geographically proximate clusters of site options.

4.1.6 The 259 housing sites assessed within this section and their associated cluster group are set out in **Table 4.1**.

Table 4.1: Housing site references and addresses

Site Reference Number	Site Address	Site use	Area (ha)
Bednall			
023	Land west of Church Farm	Residential-led	1.75
024	Land at Bednall Hall Farm	Residential-led	1.07
026	Lower Bednall Farm – Site B	Residential-led	0.78
Bilbrook and Codsall			
210	2 Lane Green Road, Codsall	Residential-led	1.00
211	Land north of Manor House Park	Residential-led	4.89
213	Bilbrook House, Carter Avenue, Bilbrook	Residential-led	0.51
221	Land at Dam Mill	Residential-led	2.48
222	Land at Sandy Lane	Residential-led	10.75
224	Land adjacent to 44 Station Road, Codsall	Residential-led	3.40
SAD 228	Former Adult Training Centre off Histons Hill	Residential-led	0.80
236	Land adjacent to 16 Wergs Hall Road	Residential-led	4.91579

Site Reference Number	Site Address	Site use	Area (ha)
419a/b	Land at Keepers Lane (Safeguarded Land)	Residential-led	14.27
447	Land at Oaken Lodge, Oaken Lanes, Codsall	Residential-led	1.05
503	Land North Codsall Palmers Cross	Residential-led	14.18
507	Land at Hollybush Lane East 1	Residential-led	3.23
510	Land West of Codsall Road	Residential-led	22.99
512	Wergs Golf Club Keepers Lane	Residential-led	52.39
515	Land off Heath House Lane	Residential-led	3.52
519	Plan Land East of Bilbrook	Residential-led	41.39
630a	Land off Wood Road/Slate Lane	Residential-led	2.41
630b	Land off Moatbrook Lane Part B	Residential-led	16.93
666	Upper Pendeford Farm	Residential-led	35.14
703	Land north of Gunstone Lane	Residential-led	2.12
Bishops Wood			
096	Land off Offoxey Road and Ivetsey Bank Road	Residential-led	4.14
097	Land south of Bishops Wood	Residential-led	5.14
099	Land off Ivetsey Bank Road	Residential-led	1.15
Bloxwich			
207	Land at Broad Lane Farm	Residential-led	0.68
492a/b/c	Land at Yieldfields Farm (c)	Residential with mixed-use (e.g. local centre, primary school etc.)	82.75
Bobbington			
319	Land west of Six Ashes Road	Residential-led	3.95
320	Land rear of 19 Six Ashes Road	Residential-led	0.65
321	Land adjacent Bannockburn, Six Ashes Road	Residential-led	1.00
410	Land adjacent Corbett Primary School	Residential-led	2.94
Brewood			
057	Garage and Parking Area Coneybere Gardens	Residential-led	0.46
062	Land adjacent to Woodlands, Coven Road, Port Lane	Residential-led	1.02
067	Brewood - Coven Road	Residential-led	5.23
074	Site 1 Land rear of Oak Cottage Kiddemore Green Road	Residential-led	2.28
075/075a	Hockerhill Farm	Residential-led	5.26
076	Site 3 Land off Dirty Lane	Residential-led	2.38
078	Port Lane/west of Coven Road/Hyde Mill Lane	Residential-led	0.66
079	Land south of Kiddemore Green Road	Residential-led	2.05
376	Land at Fallowfields Barn, Barn Lane	Residential-led	2.23
611	Land off Port Lane Coven Road	Residential-led	2.63
616	Land rear Melwood Tinkers Lane	Residential-led	1.65
617	Land off Four Ashes Road Part B	Residential-led	14.82
658	Land at Oakwood	Residential-led	1.98
Cannock			

Site Reference Number	Site Address	Site use	Area (ha)
202	Land east of Wolverhampton Road	Residential-led	36.67
203	Land West of Woodhaven	Residential-led	5.42
474	Land at Longford House, A5 Cannock Road	Residential-led	10.94
529	Land at Middle Hill Part 2	Residential-led	17.13
624	Land north of Chase Gate Public House, Wolverhampton Road	Residential-led	0.85
659	Land near Shoal Hill Tavern	Residential-led	0.68
Cheslyn Hay and Great Wyrley			
116	Land South of Wolverhampton Rd - Champions Wood Quarry	Residential-led	22.81
119a	Land off Saredon Road Part A	Residential-led	2.95
119b	Land adjoining Saredon Road Part B	Residential-led	3.00
120	Land adjacent Wood Green	Residential-led	0.48
131	Land at Blacklees Farm, Warstone Road	Residential-led	19.58
134	Home Farm, Walsall Road/Jacobs Hall Lane	Residential-led	1.89
SAD 136	Land at Landywood Lane	Residential-led	2.04
136	Land at Upper Landywood Lane	Residential-led	4.75
136a	Land off Upper Landywood Lane (North)	Residential-led	32.72
137	Land off Upper Landywood Lane (South)	Residential-led	9.64
138	Leacroft Lane/Roman View	Residential-led	2.75
SAD 139	Pool View, Churchbridge	Residential-led	1.92
SAD 141	154a Walsall Road	Residential-led	1.20
440	Land east of Love Lane	Residential-led	1.93
489	Claypit, Quarry	Residential-led	32.00
491	Landywood Enterprise Park	Residential-led	1.61
523	Wolverhampton Road Part 1	Residential-led	2.37
525	Land north of Jones Lane	Residential-led	15.12
526	Land south of Jones Lane	Residential-led	22.13
536a	Land off Holly Lane Part 3	Residential-led	11.93
536b	Land off Holly Lane Part 1	Residential-led	11.27
638	Loades PLC	Residential-led	1.05
696	Land East of A34	Residential-led	37.96
704	Land off Norton Lane	Residential-led	1.27
Coven			
082	Land between A449 Stafford Rd & School Lane	Residential-led	2.19
082a	Land between A449 Stafford Rd & School Lane	Residential-led	3.18
084a	Land off Birchcroft	Residential-led	3.08
085	Land at Grange Farm	Residential-led	9.37
087	Land at Stadacona, Stafford Road, Coven	Residential-led	0.70
615	Land west of School Lane	Residential-led	9.23
618	Land west A449	Residential-led	2.06
Dunston			

Site Reference Number	Site Address	Site use	Area (ha)
029	Land at Dunston Estate, Dunston	Residential-led	120.60
029a	School Lane	Residential-led	3.35
487	Land rear The Cottage	Residential-led	3.64
588	Dunston Dairy Farm (employment)	Residential-led	70.63
Essington			
150	Land adjoining High Hill Rd	Residential-led	5.67
151/662	Land between M6 & Essington and adj. Bursnips Road	Residential-led	14.65
154	South Side of High Hill	Residential-led	0.80
157	Hill Street, Essington	Residential-led	0.29
160	Upper Sneyd Road/Brownshore Lane	Residential-led	3.00
163	Land off Sneyd Lane	Residential-led	12.24
164a	Land at Bursnips Road Part 2	Residential-led	0.47
164	Land at Bursnips Road/Sneyd Lane	Residential-led	2.92
165	Bursnips Road	Residential-led	12.79
166	Land at Holly Bank House, Bursnips Road	Residential-led	1.08
392	Land at Westcroft Farm	Residential-led	1.52
393	Land rear 3 - 65 Upper Sneyd Road	Residential-led	1.61
471	Land at Bognop Road	Residential-led	14.65
486c	Land off Blackhalve Lane	Residential with mixed-use (e.g. local centre, primary school etc.)	94.21
486a/b	Land off Blackhalve Lane	Residential-led	24.62
520	Oakley Farm Blackhouse Lane	Residential-led	4.93
679	Kitchien Lane	Residential-led	0.76
Featherstone			
102	Land at Garrick Works, Garrick Farm, Stafford Road	Residential-led	2.06
SAD 168	Land at Brinsford Lodge	Residential-led	2.50
169	Featherstone Hall Farm, New Road	Residential-led	1.27
170	Land east of Brookhouse Lane	Residential-led	16.70
172	Land at Cannock Road	Residential-led	12.70
204	Land at 46 Cannock Road	Residential-led	0.43
206	Land adjacent 116 Cannock Road	Residential-led	0.36
397	Land adjacent Brinsford Lodge, Brookhouse Lodge	Residential-led	1.48
527	Land north of New Road	Residential-led	20.68
646a/b	Land to the West of ROF Featherstone	Residential with mixed-use (e.g. local centre, primary school etc.)	64.52
537/537a	Land East of Bushbury	Residential with mixed-use (e.g. local centre, primary school etc.)	62.69
Huntington			
016	Pear Tree Farm, Huntington	Residential-led	1.49

Site Reference Number	Site Address	Site use	Area (ha)
017	Land off Almond Road	Residential-led	2.39
022	Land off Dogintree Estate - off Hawthorne Road	Residential-led	4.81
591	Land at Oaklands Farm Huntington	Residential-led	7.46
592	Land at Oaklands Farm Huntington	Residential-led	3.05
Kinver			
272	Land east of Dunsley Drive	Residential-led	0.99
273	North of White Hill	Residential-led	4.02
274	Land south of White Hill, Kinver	Residential-led	3.96
SAD 274	Land at White Hill	Residential-led	1.57
409	Land adjacent Edge View Home, Comber Road	Residential-led	0.53
546	Land at Church Hill	Residential-led	1.86
549	Land North of Dunsley Road Kinver	Residential-led	13.10
576	Land West Hyde Lane	Residential-led	8.49
Pattingham			
249	Land adjacent Meadowside, off High Street	Residential-led	3.61
250	Land off Patshull Road	Residential-led	3.67
251	Hall End Farm	Residential-led	3.22
252	Land off Clive Road	Residential-led	3.60
253	Land off Westbeech Road	Residential-led	4.56
255	Clive Road/Moor Lane	Residential-led	2.40
257	Land off Wolverhampton Rd	Residential-led	3.36
400	Land off Westbeech Road	Residential-led	3.46
401	Land adjacent Beech House Farm	Residential-led	1.21
421	Land between Rudge Road and Marlbrook Lane	Residential-led	0.87
Penkridge			
005	Land off Cherrybrook Drive	Residential-led	4.17
006	Land at Boscomoor Lane	Residential-led	3.84
010	Land at Lower Drayton Farm (east of A449)	Residential-led	53.65
420	Land north of Penkridge off A449 (east)	Residential-led	1.35
430a	Land off Lyne Hil Lane/A449	Residential-led	1.11
430b	Land off Lyne Hill Lane/A449	Residential-led	1.72
584	Land North of Penkridge	Residential-led	27.94
585	Land off Gailey Island	Residential-led	97.43
585a	Land off Gailey Island (parcel 2)	Residential-led	110.25
665	Deanery Estate	Residential-led	139.01
Penn and Lower Penn			
350c	Land East of Radford Lane	Residential-led	11.00
350d	Land West of Radford Lane Lower Penn	Residential-led	25.93
494a	Land at Springhill Lane Parcel A	Residential-led	3.65
494b	Land at Springhill Lane Parcel B	Residential-led	12.20
559	Land East Stourbridge Road	Residential-led	24.44

Site Reference Number	Site Address	Site use	Area (ha)
561	Land off Foxlands Avenue Lloyd Hill	Residential-led	4.36
573	Land West Stourbridge Road	Residential-led	42.37
579	East Holding 107 Westcroft Farm, Merryhill	Residential-led	13.85
582	Land off Langley Road	Residential-led	18.61
710	Land rear of Pennwood Lane, Penn	Residential-led	1.69
Perton			
238	Land at former Perton Court Farm	Residential-led	30.13
239	west Wrottesley Park Rd south Safeguarded	Residential-led	6.85
241	Land off Dippons Lane	Residential-led	3.27
243	Land at Junction of Yew Tree Lane, Perton	Residential-led	1.40
245	Wightwick Hall School, Wightwick	Residential-led	3.75
246a	Bradshaws Estate Perton	Residential-led	8.97
260	Land off Bridgnorth Road, Wightwick	Residential-led	7.90
402	Land rear of Winceby Road	Residential-led	1.22
407	Land west of Wrottesley Park Road (north)	Residential-led	31.00
454	Dippons Lane rear Idonia Road	Residential-led	2.28
504	Land off Yew Tree Lane	Residential-led	4.09
505	Land rear Dunster Grove	Residential-led	2.36
506	Land off Westcroft Road	Residential-led	7.29
705	Perton Golf Course	Residential-led	8.83
Sedgley			
339	Meadow Brook Stables, Gospel End Road	Residential-led	4.23
548	Land at Penwood Farm	Residential-led	50.84
560	Land North Sandyfields Road	Residential-led	19.33
566	Land West of the Straits Part 2	Residential-led	10.67
567	Green Hill Farm Sandyfields	Residential-led	6.58
Seisdon			
358	Land between Post Office Road and Fox Road	Residential-led	3.67
359	Land adjacent Home Farm, Crockington Lane	Residential-led	4.10
671	Land West of Fox Road Seisdon	Residential-led	3.30
702	Land off Fox Road	Residential-led	2.08
Shareshill			
181	Land at the rear of Tanglewood, Elms Lane	Residential-led	0.39
183	Land off Swan Lane	Residential-led	0.28
184	Land east Manor Drive	Residential-led	2.16
185	Land off Manor Drive (south)	Residential-led	0.89
Stafford			
036a	Wide Land Ownership at Weeping Cross	Residential-led	194.89
036c	Land South of Stafford	Residential-led	8.02
Swindon			
312a	Land off Church Road east	Residential-led	0.28

Site Reference Number	Site Address	Site use	Area (ha)
SAD 313	Land off Himley Lane	Residential-led	0.24
313	Land off Himley Lane (Site 1)	Residential-led	18.98
314	Land off Wombourne Road (Site 2)	Residential-led	17.04
315	Land off Himley Lane (Site 3)	Residential-led	18.29
412	Land off High Street/Brooklands	Residential-led	3.77
437	Land at Church Road	Residential-led	2.58
682	Reynolds Close Swindon	Residential-led	0.34
Trysull			
327	Land adjacent the Vicarage, School Road	Residential-led	0.61
328	Land to rear Manor House, Seisdon Road	Residential-led	0.47
329	Land rear 'The Plough' Public House, School Road	Residential-led	1.10
544	Land adjacent the Manor House 2	Residential-led	1.36
558	Land off Crockington Lane	Residential-led	3.79
Wall Heath			
368	Land off Enville Road 1	Residential-led	70.96
370	Land off Enville Road 3	Residential-led	8.00
577	Land at Hinksford Road Mile Flat Swindon	Residential-led	38.34
684	land off Swindon Road	Residential-led	9.16
Wheaton Aston			
090	The Paddock, Hawthorn Drive	Residential-led	1.51
091	Land at Brooklands	Residential-led	0.64
092	Back Lane/Mill Lane, Wheaton Aston	Residential-led	1.54
094	Land at Primrose Close, Wheaton Aston	Residential-led	2.25
377/093	Land east of Back Lane	Residential-led	1.92
378	Land off Broadholes Lane/Badgers End	Residential-led	3.72
379	Land off Back Lane/Ivetsey Close	Residential-led	1.51
SAD 379	Land east of Ivetsey Road	Residential-led	0.61
382	Land rear Meadowcroft Gardens/Hawthorne Road	Residential-led	0.48
426a	Bridge Farm	Residential-led	0.59
426b	Bridge Farm (Site Extension)	Residential-led	1.87
608	Land adjacent to Fenton House Lane	Residential-led	2.84
610	Land off Marston Road Fenton House Lane	Residential-led	2.66
614	Land off Back Lane	Residential-led	0.58
619	Land off Fenton House Lane 2	Residential-led	0.87
Wollaston and Wordsley			
364	Land at New Wood, off Bridgnorth Road (Site 1)	Residential-led	10.39
365	Land north of Bridgnorth Road	Residential-led	8.99
654	Lawnswood Parcel B	Residential-led	56.52
655	Lawnswood Parcel C	Residential-led	31.16
673	Land at Wollaston Road	Residential-led	1.39
Wombourne			

Site Reference Number	Site Address	Site use	Area (ha)
280	Land at the Bratch, Bratch Lane	Residential-led	9.28
283	Land off Bridgnorth Road	Residential-led	9.59
284	Land off Gilbert Lane	Residential-led	2.13
285	Land off Poolhouse Road	Residential-led	3.94
286	Land adjacent 62 Sytch Lane	Residential-led	0.65
298	Land at Bratch Farm, Bratch Lane, Wombourne	Residential-led	1.95
305	Land at Bridgnorth Road/Heathlands	Residential-led	0.58
306	Land adjacent Redcliffe Drive (Park Mount)	Residential-led	1.76
309	Bridgnorth Road, Wombourne	Residential-led	4.45
310a	Smestow Bridge Works, Bridgnorth Road	Residential-led	16.07
310b	Smestow Bridge Works Part 2	Residential-led	6.81
335a	The Limes, Plantation Lane A	Residential-led	1.22
335b	The Limes, Plantation Lane B	Residential-led	0.53
416	Land off Orton Lane (rear Strathmore Crescent)	Residential-led	2.75
416a	Land off Orton Lane	Residential-led	0.89
417	Land adjacent Hartford House, Pool House Road	Residential-led	0.56
438	Land off Bratch Lane	Residential-led	0.87
458	Land off Poolhouse Road, Wombourne	Residential-led	10.79
459	Land off Poolhouse Road (2), Wombourne	Residential-led	4.65
460	Land at Bridgnorth Road (Tata), Wombourne	Residential-led	3.44
463a	Land off Billy Buns Lane (N)	Residential-led	2.03
463b	Land between Billy Buns Lane and Smallbrook Lane	Residential-led	3.43
463c	Land adjacent to Billy Buns Lane and Smallbrook Lane	Residential-led	1.02
463d	Land off Smallbrook Lane and Gilbert Lane	Residential-led	4.08
477	Land off Woodford Rd, Wombourne	Residential-led	2.03
479a	Land off Bridgenorth Road West and East	Residential-led	1.33
554	Land off Trysull Rd - Bratch Common	Residential-led	12.82
562/415	North of Pool House Road Part 1	Residential-led	1.84
626	Land off Bridgenorth Road Site A	Residential-led	1.79
627	Land off Bridgenorth Road Site B	Residential-led	7.06
628	Land off Bridgenorth Road Site C	Residential-led	9.37
629	Land off Bridgenorth Road Site D	Residential-led	12.31
701	Land at Longdon	Residential-led	1.24
707	Land at Himley	Residential-led	2.61
708	Land west of Strathmore Crescent	Residential-led	3.22

4.1.7 The 28 employment sites assessed within this section and their associated cluster group are set out in **Table 4.2**.

Table 4.2: Employment site references and addresses

Site Reference Number	Site Address	Area (ha)
E04a	Land to the rear of Dunston Business Village	5.54
E04b	Land adjacent to Dunston Business Village	5.20
E05	Acton Plaza, Acton Trussell	0.75
E15a	Hobnock Road, Essington	17.49
E30	Land south of Junction 13 (M6)	82.69
E31	Land to the east of Paradise Lane, Slade Heath	2.49
E32	Land east of Four Ashes	9.95
E33	Proposed SRFI at Four Ashes	290.06
E37a/b	Land between ROF and A449	65.06
E38	Land south of Moseley Road	21.97
E39	Land to the west of Hilton Cross	10.94
E41	Land north of Bognop Road	23.85
E42	Former Severn Trent Works, Wedges Mills	6.7
E43	Land at Junction 11 of Hilton Park	89.3
E45	Land to the north of i54, M54	14.21
E46	Aspley Farm - Land south of Four Ashes	55.78
E47	Land at Middlehill Farm Site A	17.13
E48	Land at Middlehill Farm Site B	3.8
E49	Land at Middlehill Farm Site C	3.38
E50	Land at M6 Toll, Cheslyn Hay	2.76
E51a	Extension to bericote four ashes B	7.6
E51b	Extension to Bericote Four Ashes B	2.01
E52	Land at Laney Green	17.09
E53	Upper Pendeford Farm	35.14
E54	East of Wolverhampton Road	36.67
E55	Severn Trent Water	2.77
E56	Land at Wall Heath	80.66
E57	Land at Mount Pleasant	2.60

4.1.8 The 30 Gypsy and Traveller sites assessed within this section and their associated cluster group are set out in **Table 4.3**.

Table 4.3: *Gypsy and Traveller site references and addresses*

Site Reference Number	Site Address	Area (ha)
GT01	New Acres Stables, Penkridge	0.83
GT02	High House Poplar Lane, Hatherton	0.37
GT03	New Stables, Poplar Lane, Hatherton	0.13
GT04	Pool House Barn, Slade Heath	0.83
GT05	Granary Cottage, Slade Heath	0.28
GT06	The Spinney, Slade Heath	0.14
GT07	The Bungalow, Rockbank	0.39
GT08	Brinsford Bridge, Coven Heath	1.16
GT09	Oak Tree Caravan Park	0.67
GT10	St James Caravan Park, Featherstone	0.37
GT11	Fishponds Caravan Park, Featherstone	0.47
GT12	Malthouse Lane, Calf Heath	0.33
GT13	Hospital Lane, Cheslyn Hay	0.23
GT14	Brickyard Cottage, Essington	1.75
GT15	Walsall Road, Newtown	0.15
GT16	Clee Park, Newtown	0.68
GT17	The Stables, Old Landywood Lane	0.59
GT18	Pool House Road, Wombourne	0.09
GT19	1a Stafford Road	0.21
GT20	Land at Ball Lane	0.18
GT23	Glenside, Dark Lane, Slade Heath	0.27
GT24	59a Long Lane, Newtown, WS6 6AT	0.48
GT27	Land off New Road adj Fishponds	0.53
GT30	Rose Meadow, Prestwood	0.09
GT32	Kingswood Colliery, Watling Street, Great Wyrley, WS11 3JY	1.04
GT33	Shall Hall Lane, Coven Heath,	0.18
GT34	Anvil Park (south of Brickyard Cottage)	0.11
GT35	Site to the rear of 122 Streets Lane, Great Wyrley	0.38
GT36	Squirrels Rest, Poplar Lane, Hatherton	0.35
TSP01	Dobsons Yard (Intensification of existing site)	0.61

4.2 Overview of site assessments pre-mitigation

4.2.1 The impact matrices for all reasonable alternative site assessments pre-mitigation are presented in **Table 4.4**. These impacts should be read in conjunction with the assessment text narratives in **Appendix B**, as well as the topic specific methodologies and assumptions presented in **Chapter 3**.

Table 4.4: Impact matrix of site assessments pre-mitigation

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
Bednall												
023	+/-	+	-	--	-	-	+	-	-	-	-	--
024	+/-	+	-	--	-	-	+	-	-	-	-	--
026	+/-	+	-	--	-	+	+	-	--	-	-	--
Bilbrook and Codsall												
210	+/-	+	+/-	--	-	-	+	-	-	-	++	+
211	+/-	--	+/-	-	-	-	+	-	-	-	-	-
213	+/-	-	+/-	0	-	+	+	-	-	++	++	+
221	+/-	-	+/-	--	-	-	+	-	-	-	++	+
222	+/-	-	+/-	--	-	-	+	-	-	-	-	-
224	+/-	--	+/-	--	-	-	+	-	-	-	-	+
SAD 228	+/-	+	+/-	-	-	+	+	-	-	++	++	+
236	+/-	-	+/-	--	-	-	+	-	-	-	--	--
419a/b	+/-	+	+/-	-	-	-	+	-	-	-	--	-
447	+/-	--	+/-	--	-	-	+	-	-	-	-	+
503	+/-	--	+/-	--	-	-	+	-	-	-	++	+
507	+/-	-	+/-	--	-	-	+	-	-	-	-	-
510	+/-	--	-	--	-	-	+	-	-	-	++	+
512	+/-	--	-	--	-	-	+	-	0	-	--	-
515	+/-	+	+/-	--	-	-	+	-	-	-	--	-
519	+/-	--	+/-	--	-	-	+	-	-	-	-	-
630a	+/-	+	+/-	--	0	-	+	-	-	-	--	-
630b	+/-	--	+/-	--	-	-	+	-	-	-	--	-
666	+/-	--	-	--	-	-	+	-	-	-	-	-
703	+/-	+	+/-	--	-	-	+	-	-	-	-	-
Bishops Wood												
096	+/-	+	-	--	0	-	+	-	-	-	-	-
097	+/-	+	-	--	0	-	+	-	-	-	-	-
099	+/-	+	-	--	0	-	+	-	0	-	-	-
Bloxwich												
207	+/-	--	-	-	-	+	+	-	-	-	++	-
492a/b/c	+/-	--	-	--	-	-	+	-	-	-	-	-
Bobbington												
319	+/-	+	-	-	-	-	+	-	-	-	-	--
320	+/-	--	+/-	--	0	-	+	-	-	-	-	--
321	+/-	-	+/-	--	0	-	+	-	0	-	-	--

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
410	+/-	-	-	--	0	-	+	-	0	-	-	--
Brewood												
057	+/-	-	-	0	0	+	+	-	-	-	-	-
062	+/-	+	-	--	-	-	+	-	-	-	-	-
067	+/-	-	-	--	-	-	+	-	-	-	--	-
074	+/-	+	-	--	0	-	+	-	-	-	-	-
075/075a	+/-	+	-	--	0	-	+	-	-	-	-	-
076	+/-	+	-	--	-	-	+	-	-	-	-	-
078	+/-	+	-	--	-	-	+	-	-	-	-	-
079	+/-	+	-	--	-	-	+	-	-	-	-	-
376	+/-	+	-	--	0	-	+	-	-	-	-	-
611	+/-	+	-	--	-	-	+	-	-	-	-	-
616	+/-	-	-	--	-	-	+	-	-	-	-	-
617	+/-	--	-	--	-	-	+	-	-	-	--	-
658	+/-	-	-	--	0	-	+	-	-	-	-	-
Cannock												
202	+/-	+	-	--	-	-	+	-	-	-	-	-
203	+/-	--	-	--	-	-	+	-	0	-	--	-
474	+/-	--	-	--	-	-	+	-	--	-	-	-
529	+/-	+	-	--	-	-	+	-	-	-	-	-
624	+/-	+	-	--	-	-	+	-	-	-	--	-
659	+/-	+	-	--	0	-	+	-	0	-	++	-
Cheslyn Hay and Great Wyrley												
116	+/-	--	-	--	0	-	+	-	-	-	-	-
119a	+/-	--	-	-	0	-	+	-	-	-	++	+
119b	+/-	+	-	-	-	-	+	-	-	-	++	-
120	+/-	--	-	-	-	-	+	-	-	-	-	+
131	+/-	--	-	--	-	-	+	-	-	-	-	-
134	+/-	+	-	-	-	-	+	-	-	-	-	--
136	+/-	-	-	-	-	-	+	-	-	++	-	+
SAD 136	+/-	+	-	-	-	-	+	-	-	++	++	+
136a	+/-	--	-	-	-	-	+	-	-	-	-	-
137	+/-	--	-	--	-	-	+	-	-	-	-	-
138	+/-	-	-	-	-	-	+	-	-	++	++	-
SAD 139	+/-	-	-	-	-	-	+	-	-	-	++	-
SAD 141	+/-	+	-	0	-	-	+	-	-	++	++	+
440	+/-	+	-	-	0	-	+	-	-	-	++	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
489	+/-	--	-	-	-	-	+	-	-	-	++	-
491	+/-	-	-	0	-	+	+	-	-	++	-	--
523	+/-	+	-	-	0	-	+	-	-	-	++	+
525	+/-	-	-	--	-	-	+	-	-	-	-	-
526	+/-	-	-	--	-	-	+	-	-	-	--	-
536a	+/-	-	-	--	-	-	+	-	-	-	-	-
536b	+/-	+	-	--	-	-	+	-	-	-	-	-
638	+/-	+	-	0	-	+	+	-	-	++	-	--
696	+/-	--	-	--	-	-	+	-	-	-	--	-
704	+/-	+	-	0	-	+	+	-	-	-	++	-
Coven												
082	+/-	+	-	-	-	-	+	-	-	-	-	-
082a	+/-	+	-	-	-	-	+	-	-	-	-	+
084a	+/-	-	-	--	-	-	+	-	0	-	--	-
085	+/-	-	-	-	-	-	+	-	-	-	-	-
087	+/-	+	-	-	-	-	+	-	-	-	-	-
615	+/-	-	-	-	-	-	+	-	-	-	--	-
618	+/-	+	-	--	-	-	+	-	0	-	-	+
Dunston												
029	+/-	--	-	-	-	-	+	-	-	-	-	--
029a	+/-	-	-	-	-	-	+	-	-	-	-	-
487	+/-	-	-	-	-	-	+	-	-	-	-	-
588	+/-	--	-	-	-	-	+	-	-	-	--	-
Essington												
150	+/-	-	-	--	-	-	+	-	-	-	--	+
151/662	+/-	-	-	--	-	-	+	-	-	-	--	-
154	+/-	+	-	--	-	-	+	-	-	-	--	+
157	+/-	+	-	0	0	-	+	-	-	-	-	+
160	+/-	--	-	--	-	-	+	-	-	-	--	+
163	+/-	--	-	--	-	-	+	-	0	-	--	-
164	+/-	-	-	--	-	-	+	-	0	-	--	+
164a	+/-	+	-	--	-	-	+	-	0	-	-	+
165	+/-	--	-	--	-	-	+	-	-	-	--	+
166	+/-	+	-	--	-	-	+	-	-	-	--	+
392	+/-	--	-	--	-	-	+	-	0	-	++	+
393	+/-	+	-	-	-	-	+	-	-	-	-	+
471	+/-	+	-	--	0	-	+	-	-	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
486a/b	+/-	--	-	--	-	-	+	-	-	-	--	+
486c	+/-	--	-	--	-	-	+	-	-	-	-	+
520	+/-	--	-	--	-	-	+	-	-	-	++	-
679	+/-	--	-	--	-	-	+	-	0	-	-	+
Featherstone												
102	+/-	-	-	--	-	-	+	-	-	-	--	+
SAD 168	+/-	+	-	-	-	+	+	-	-	-	-	-
169	+/-	+	-	--	0	-	+	-	-	-	-	+
170	+/-	--	-	-	-	-	+	-	-	-	-	-
172	+/-	-	-	--	-	-	+	-	-	-	--	-
204	+/-	+	-	--	-	-	+	-	-	-	--	+
206	+/-	+	-	--	-	-	+	-	-	-	--	+
396	+/-	-	-	--	-	-	+	-	-	-	--	-
397	+/-	-	-	-	-	-	+	-	-	-	-	-
527	+/-	--	-	--	-	-	+	-	-	-	--	+
537/537a	+/-	--	-	--	-	-	+	-	-	-	-	+
646a/b	+/-	--	-	--	-	-	+	-	-	-	-	+
Huntington												
016	+/-	-	-	-	-	-	+	-	-	-	-	-
017	+/-	+	-	--	0	-	+	-	-	-	--	-
022	+/-	+	-	--	0	-	+	-	-	-	--	-
591	+/-	+	-	--	0	-	+	-	-	-	-	-
592	+/-	+	-	--	0	-	+	-	-	-	-	-
Kinver												
272	+/-	+	+/-	--	-	-	+	-	-	-	-	-
273	+/-	+	+/-	--	-	-	+	-	-	-	-	-
274	+/-	+	+/-	-	-	-	+	-	-	-	-	-
SAD 274	+/-	+	+/-	-	-	-	+	-	-	-	-	-
409	+/-	+	+/-	--	-	-	+	-	-	-	-	-
546	+/-	+	+/-	--	-	-	+	-	-	-	-	-
549	+/-	+	+/-	--	-	-	+	-	-	-	-	-
576	+/-	-	+/-	--	-	-	+	-	-	-	-	-
Pattingham												
249	+/-	--	-	--	-	-	+	-	-	-	-	-
250	+/-	+	+/-	--	-	-	+	-	-	-	-	-
251	+/-	+	-	--	-	-	+	-	-	-	-	-
252	+/-	-	-	--	-	-	+	-	-	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
253	+/-	+	+/-	--	-	-	+	-	-	-	-	-
255	+/-	-	+/-	-	-	-	+	-	-	-	-	-
257	+/-	+	+/-	--	-	-	+	-	-	-	-	-
400	+/-	--	+/-	--	-	-	+	-	-	-	-	-
401	+/-	+	-	--	-	-	+	-	-	-	-	-
421	+/-	+	-	--	-	-	+	-	-	-	-	-
Penkridge												
005	+/-	-	-	-	-	-	+	-	-	-	++	-
006	+/-	-	-	-	-	-	+	-	-	-	-	-
010	+/-	--	-	--	-	-	+	-	-	-	--	-
420	+/-	-	-	-	-	-	+	-	-	++	++	+
430a	+/-	+	-	--	-	-	+	-	-	-	--	-
430b	+/-	+	-	--	-	-	+	-	-	-	--	-
584	+/-	--	-	--	-	-	+	-	-	-	--	-
585	+/-	--	-	--	-	-	+	-	-	-	-	--
585a	+/-	--	-	--	-	-	+	-	-	-	-	+
665	+/-	--	-	--	-	-	+	-	-	-	-	--
Penn and Lower Penn												
350c	+/-	--	+/-	--	-	-	+	-	-	-	-	-
350d	+/-	--	+/-	--	-	-	+	-	-	-	-	-
494a	+/-	-	-	--	-	-	+	-	0	-	-	-
494b	+/-	-	-	--	-	-	+	-	0	-	-	-
559	+/-	+	+/-	--	-	-	+	-	-	-	--	-
561	+/-	+	+/-	--	-	-	+	-	-	-	-	-
573	+/-	-	-	--	-	-	+	-	-	-	--	-
579	+/-	--	+/-	--	-	-	+	-	-	-	-	--
582	+/-	--	+/-	--	-	-	+	-	-	-	++	-
710	+/-	-	+/-	--	-	-	+	-	0	-	-	-
Perton												
238	+/-	-	+/-	--	-	-	+	-	-	-	--	-
239	+/-	-	+/-	-	-	-	+	-	-	-	--	-
241	+/-	+	+/-	--	-	-	+	-	-	-	-	-
243	+/-	--	+/-	--	-	-	+	-	-	-	-	-
245	+/-	-	-	-	-	+	+	-	-	-	--	--
246a	+/-	--	-	--	-	-	+	-	-	-	--	-
260	+/-	+	+/-	--	-	-	+	-	-	-	--	-
402	+/-	+	+/-	-	-	-	+	-	-	-	-	-

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407	+/-	-	-	--	-	-	+	-	-	-	--	-
454	+/-	--	+/-	--	-	-	+	-	-	-	-	-
504	+/-	+	+/-	--	-	-	+	-	-	-	-	-
505	+/-	+	+/-	-	-	-	+	-	-	-	-	-
506	+/-	--	+/-	--	-	-	+	-	-	-	-	-
705	+/-	-	+/-	--	-	-	+	-	-	-	--	-
Sedgley												
339	+/-	--	+/-	--	-	-	+	-	-	-	++	-
548	+/-	--	-	--	-	-	+	-	0	-	-	-
560	+/-	+	-	--	-	-	+	-	-	-	++	-
566	+/-	-	-	--	-	-	+	-	-	-	-	-
567	+/-	-	-	--	-	-	+	-	0	-	-	--
Seisdon												
358	+/-	+	+/-	--	-	-	+	-	0	-	--	-
359	+/-	-	-	--	-	-	+	-	-	-	--	-
671	+/-	--	+/-	--	-	-	+	-	-	-	--	-
702	+/-	-	+/-	--	-	-	+	-	0	-	--	-
Shareshill												
181	+/-	+	-	--	0	-	+	-	-	-	-	-
183	+/-	+	-	--	0	-	+	-	-	-	-	-
184	+/-	-	-	-	-	-	+	-	0	-	-	-
185	+/-	+	-	-	0	-	+	-	-	-	-	-
Stafford												
036a	+/-	--	-	--	-	-	+	-	--	-	--	-
036c	+/-	+	-	--	-	-	+	-	-	-	++	-
Swindon												
312a	+/-	+	+/-	--	-	-	+	-	-	-	-	-
313	+/-	+	-	--	-	-	+	-	-	-	-	-
SAD 313	+/-	+	+/-	-	-	-	+	-	-	-	-	-
314	+/-	+	-	--	-	-	+	-	-	-	-	-
315	+/-	-	-	--	-	-	+	-	-	-	-	-
412	+/-	-	+/-	-	-	-	+	-	-	-	-	-
437	+/-	-	-	--	-	-	+	-	-	-	-	-
682	+/-	--	+/-	--	-	-	+	-	-	-	-	-
Trysull												
327	+/-	+	+/-	--	-	-	+	-	-	--	-	--
328	+/-	+	+/-	--	-	-	+	-	-	-	-	--

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
329	+/-	-	+/-	--	-	-	+	-	-	-	-	--
544	+/-	--	+/-	--	-	-	+	-	-	-	-	--
558	+/-	-	+/-	--	-	-	+	-	-	-	-	--
Wall Heath												
368	+/-	--	-	--	-	-	+	-	-	-	--	-
370	+/-	--	-	--	-	-	+	-	-	-	--	-
577	+/-	+	+/-	--	-	-	+	-	-	-	--	-
684	+/-	-	+/-	--	-	-	+	-	-	-	--	-
Wheaton Aston												
090	+/-	--	-	--	-	-	+	-	-	-	-	-
091	+/-	--	-	--	-	-	+	-	-	-	-	-
092	+/-	+	-	-	0	-	+	-	-	-	-	-
094	+/-	+	-	--	-	-	+	-	-	-	-	-
377/093	+/-	+	-	-	0	-	+	-	-	-	-	-
378	+/-	-	-	--	0	-	+	-	-	-	-	-
379	+/-	+	-	-	0	-	+	-	-	-	-	-
SAD 379	+/-	+	-	-	0	-	+	-	-	-	-	-
382	+/-	-	-	--	-	-	+	-	-	-	-	-
426a	+/-	+	-	-	-	-	+	-	-	-	-	-
426b	+/-	--	-	--	-	-	+	-	-	-	-	-
608	+/-	-	-	--	0	-	+	-	-	-	-	-
610	+/-	--	-	--	0	-	+	-	-	-	-	-
614	+/-	--	-	-	0	-	+	-	-	-	-	-
619	+/-	+	-	--	0	-	+	-	-	-	-	-
Wollaston and Wordsley												
364	+/-	+	-	--	-	-	+	-	-	-	++	-
365	+/-	-	-	--	-	-	+	-	-	-	-	-
654	+/-	+	-	--	-	-	+	-	-	-	--	-
655	+/-	+	-	--	-	-	+	-	-	-	--	-
673	+/-	+	+/-	--	-	-	+	-	-	-	++	-
Wombourne												
280	+/-	--	-	-	-	-	+	-	--	-	++	-
283	+/-	--	-	--	-	-	+	-	-	-	-	-
284	+/-	--	+/-	--	-	-	+	-	-	-	++	-
285	+/-	--	-	-	-	-	+	-	-	-	-	-
286	+/-	+	+/-	-	-	-	+	-	-	-	++	-
298	+/-	-	+/-	-	-	-	+	-	-	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
305	+/-	-	+/-	-	-	-	+	-	-	-	-	-
306	+/-	-	-	--	-	-	+	-	-	-	++	-
309	+/-	--	-	--	-	-	+	-	-	-	--	-
310a	+/-	--	-	--	-	+	+	-	-	-	-	--
310b	+/-	-	-	-	-	+	+	-	-	-	-	--
335a	+/-	+	+/-	-	-	-	+	-	-	-	--	-
335b	+/-	+	+/-	-	-	-	+	-	-	-	--	-
416	+/-	+	-	-	-	-	+	-	-	-	-	-
416a	+/-	+	-	--	-	-	+	-	-	-	-	-
417	+/-	+	+/-	-	-	-	+	-	-	-	-	-
438	+/-	-	-	-	-	-	+	-	-	-	++	-
458	+/-	-	-	-	-	-	+	-	-	-	-	-
459	+/-	--	+/-	-	-	-	+	-	-	-	++	-
460	+/-	-	-	0	-	+	+	-	-	-	-	--
463a	+/-	+	-	--	-	-	+	-	-	-	++	-
463b	+/-	-	-	--	-	-	+	-	-	-	++	-
463c	+/-	+	-	--	-	-	+	-	-	-	++	-
463d	+/-	-	-	--	-	-	+	-	-	-	++	-
477	+/-	+	+/-	-	-	-	+	-	-	-	++	-
479a	+/-	+	+/-	-	-	-	+	-	-	-	--	-
554	+/-	--	+/-	-	-	-	+	-	-	-	-	-
562/415	+/-	+	+/-	-	-	-	+	-	-	-	++	-
626	+/-	-	+/-	--	-	-	+	-	-	-	-	-
627	+/-	-	+/-	--	-	-	+	-	-	-	-	-
628	+/-	+	+/-	--	-	-	+	-	-	-	-	-
629	+/-	+	-	--	-	-	+	-	-	-	-	-
701	+/-	+	+/-	--	-	-	+	-	-	-	++	-
707	+/-	+	+/-	--	-	-	+	-	-	-	--	-
708	+/-	-	-	--	-	-	+	-	-	-	-	-
Employment Sites												
E04a	+/-	+	-	-	-	-	0	-	-	-	0	++
E04b	+/-	+	-	-	-	-	0	-	-	-	0	++
E05	+/-	+	-	-	-	-	0	-	-	-	0	++
E15a	+/-	--	-	--	-	+	0	-	-	-	0	++
E30	+/-	--	-	-	-	-	0	-	--	-	0	++
E31	+/-	+	-	--	-	-	0	-	-	-	0	++
E32	+/-	-	-	--	-	-	0	-	-	-	0	++

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
E33	+/-	--	-	--	-	-	0	-	-	-	0	++
E37a/b	+/-	--	-	--	-	-	0	-	-	-	0	++
E38	+/-	+	-	--	-	-	0	-	-	-	0	++
E39	+/-	+	-	--	-	-	0	-	-	-	0	++
E41	+/-	--	-	--	-	+	0	-	-	-	0	++
E42	+/-	--	-	--	-	-	0	-	-	-	0	++
E43	+/-	--	-	--	-	-	0	-	-	-	0	++
E45	+/-	--	-	--	-	-	0	-	-	-	0	++
E46	+/-	--	-	--	-	-	0	-	-	-	0	++
E47	+/-	+	-	--	-	-	0	-	-	-	0	++
E48	+/-	-	-	--	-	-	0	-	-	-	0	++
E49	+/-	+	-	--	-	-	0	-	-	-	0	++
E50	+/-	+	-	-	-	-	0	-	-	-	0	++
E51a	+/-	+	-	--	-	-	0	-	0	-	0	++
E51b	+/-	+	-	--	-	-	0	-	-	-	0	++
E52	+/-	+	-	--	-	-	0	-	-	-	0	++
E53	+/-	--	-	--	-	-	0	-	-	-	0	++
E54	+/-	+	-	--	-	-	0	-	-	-	0	++
E55	+/-	--	-	--	-	+	0	-	-	-	0	++
E56	+/-	--	--	--	-	-	0	-	-	-	0	++
E57	+/-	--	-	-	-	-	0	-	-	-	0	++
Gypsy and Traveller Sites												
GT01	+/-	+	-	--	-	+	+/-	-	-	-	--	--
GT02	+/-	--	-	--	0	+	+/-	-	0	-	--	--
GT03	+/-	+	-	-	0	+	+/-	-	0	-	--	--
GT04	+/-	--	-	--	-	-	+/-	-	-	-	--	+
GT05	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT06	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT07	+/-	+	-	--	-	+	+/-	-	-	-	--	--
GT08	+/-	--	-	--	-	+	+/-	-	-	-	--	+
GT09	+/-	-	-	0	-	+	+/-	-	0	-	--	+
GT10	+/-	-	-	0	-	+	+/-	-	-	-	--	+
GT11	+/-	-	-	0	-	+	+/-	-	-	-	--	+
GT12	+/-	--	-	--	-	-	+/-	-	0	-	--	--
GT13	+/-	+	-	--	0	+	+/-	-	-	-	++	--
GT14	+/-	-	-	--	-	-	+/-	-	-	-	--	+
GT15	+/-	-	-	0	-	+	+/-	-	-	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
GT16	+/-	+	-	0	-	+	+/-	-	-	-	-	-
GT17	+/-	+	-	-	0	-	+/-	-	-	-	--	--
GT18	+/-	+	+/-	-	-	+	+/-	-	-	-	++	--
GT19	+/-	-	-	--	-	+	+/-	-	-	-	--	+
GT20	+/-	+	-	-	-	-	+/-	-	0	-	--	+
GT23	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT24	+/-	-	-	-	0	-	+/-	-	-	-	-	-
GT27	+/-	--	-	-	-	-	+/-	-	-	-	--	+
GT30	+/-	--	+/-	--	-	+	+/-	-	-	-	--	--
GT32	+/-	--	-	-	-	+	+/-	-	-	-	++	--
GT33	+/-	+	-	--	-	+	+/-	-	0	-	--	--
GT34	+/-	+	-	--	-	+	+/-	-	0	-	--	-
GT35	+/-	+	-	-	0	-	+/-	-	-	-	-	+
GT36	+/-	-	-	--	0	+	+/-	-	0	-	--	-
TSP01	+/-	+	-	-	-	+	+/-	-	-	-	-	+

4.3

Reasonable Alternative Site Assessments Summary

4.3.1

The appraisal of the 317 reasonable alternative sites demonstrated that all development proposals would be likely to result in a range of impacts with regard to sustainability.

4.3.2

The best performing residential, employment and GTTS options have been identified for each SA Objective. The evaluation of performance has been prepared through an analysis of the site appraisal scores presented in **Table 4.4** by SA Objective.

4.3.3

The evaluation of site option performance does not lend itself to an exercise in summation of SA Objectives per site option, i.e. simply adding up the scores for each of the twelve SA Objectives at a given site, because the twelve SA Objectives consider different aspects of sustainability and cannot readily be 'summed' to identify, with confidence, a best performing option. At this high level of assessment the permutations of value within each SA Objective are typically too great and complicated; finer grain assessment metrics would be required to facilitate this.

4.3.4 It is for this reason that the evaluation of performance has analysed intraspecific SA Objective performance of each site option. In other words, analysis of SA scores for each site, by SA Objective.

4.3.5 The SA provides performance results against an objective and consistent set of sustainability criteria, but the final decision of site selection is for the plan-makers.

4.4 **SA Objective 1 – Climate Change Mitigation**

4.4.1 As residential capacity at each of the proposed residential-led and Gypsy and Traveller development sites and the nature of the employment sites is unknown at this stage of assessment, all site assessments have been identified as uncertain in regard to climate change mitigation.

4.5 **SA Objective 2 – Climate Change Adaptation**

4.5.1 In terms of fluvial flooding, the majority of sites assessed would be expected to have a minor positive impact due to their location within Flood Zone 1, away from areas at risk of flooding. A small proportion of the sites could potentially have an adverse impact on fluvial flooding due to their location within Flood Zones 2 or 3.

4.5.2 Approximately half of the sites would be expected to result in adverse impacts on climate change adaptation to some extent, due to being located within areas at high, medium or low risk of surface water flooding.

4.5.3 The best performing options in relation to climate change adaptation have been identified as all sites (residential, employment, and Gypsy and Traveller sites) which are located within Flood Zone 1 and are not in areas at risk of surface water flooding.

Table 4.5: Best performing options for climate change adaptation

Best Performing Housing Options for Climate Change Adaptation							
017	022	023	024	026	062	074	076
078	079	082	087	092	094	096	097
099	134	154	157	166	169	181	183
185	202	204	206	210		241	250
251	253	257	260	272	273	274	286
313	314	315	319	327	328	358	364
376	379	393	401	402	409	416	417
421	440	471	477	504	505	515	523
529	546	549	559	560	561	562/415	
577	591	592	611	618	619	624	628
629	638	654	655	659	673	701	703
704		036c	075/075a	082a	119b	164a	312a
335a	335b	377/093	416a	419a/b	426a	430a	430b
463a	463c	479a	536b	630a	SAD 136	SAD 141	SAD 168
SAD 228	SAD 274	SAD 313	SAD 379	707			
Best Performing Employment Options for Climate Change Adaptation							
E04a	E04b	E05	E31	E38	E39	E47	E49
E50	E51a	E51b	E52	E54			
Best Performing Gypsy and Traveller Options for Climate Change Adaptation							
GT01	GT03	GT05	GT06	GT07	GT13	GT16	GT17
GT18	GT20	GT23	GT33	GT34	GT35	TSP01	

4.6

SA Objective 3 – Biodiversity and Geodiversity

4.6.1

The majority of sites assessed would be likely to result in adverse impacts on local biodiversity, to some extent. This is largely due to the proximity of designated sites to development proposals, particularly as many sites are located within the zone of influence of ‘Cannock Chase’ SAC or have the potential to result in adverse impacts on various local SSSIs. There are also several stands of ancient woodland, priority habitats, and many locally designated biodiversity sites throughout the Plan area, several of which are situated in close proximity to proposed development sites. Anticipated adverse impacts include those associated with increased recreational pressures, air quality reductions, as well as direct negative impacts on the integrity of these sites and habitats.

4.6.2

The best performing options for housing and gypsy and traveller sites in regard to biodiversity and geodiversity are those sites which are not located near to, or would be unlikely to adversely impact, any biodiversity indicators as listed in the methodology (see **Box 3.3**). All sites are assessed as uncertain at this stage in relation

to potential impacts on some European sites. The emerging HRA will identify potential impact pathways and analyse the likely impacts in relation to Fens Pools, Motte Meadows and Cannock Canal Extension SACs.

4.6.3

All employment sites were likely to result in a minor negative impact in relation to biodiversity. Ten employment sites have been identified as having the potential to result in a minor negative impact on only one receptor. Of these ten sites, Site E55 has been identified as having the potential to result in a minor negative impact on the adjacent 'Heath Mill and Smestow' SBI. The other nine sites are located within 15km of Cannock Chase SAC and have been identified as having the potential to result in recreational disturbance.

Table 4.6: Best performing options for biodiversity and geodiversity

Best Performing Housing Options for Biodiversity and Geodiversity						
210	211	213	221	222	224	236
238	239	241	243	250	253	255
257	260	272	273	274	286	298
305	320	321	327	328	329	339
358	400	402	409	412	417	447
454	459	477	503	504	505	506
507	515	519	544	546	549	554
558	559	561	576	577	626	627
628	671	673	682	684	701	702
703	705	710	312a	335a	335b	350c
350d	419a/b	562/415	630a	630b	SAD 228	SAD 274
SAD 313						
Best Performing Employment Options for Biodiversity and Geodiversity						
E04a	E04b	E05	E30	E31	E32	E37a&b
E47	E51b	E55				
Best Performing Gypsy and Traveller Options for Biodiversity and Geodiversity						
GT18	GT30					

4.7

SA Objective 4 – Landscape and Townscape

4.7.1

The majority of sites assessed have the potential to result in a major negative impact on the landscape. This is primarily due to the proportion of proposed development situated on previously undeveloped Green Belt land or in sensitive landscapes, which would be expected to result in an adverse impact, for example, through the urbanisation of the countryside and/or harm to the purposes of the Green Belt. Most of the proposed development would also be likely to alter existing views experienced by local residents and users of the PRoW network.

4.7.2 A small proportion of sites assessed could potentially result in adverse impacts on Cannock Chase AONB; in particular, a number of sites within the Huntington cluster are located within this nationally designated landscape. Additionally, a small proportion of sites could also potentially impact nearby Country Parks, including the ‘Cannock Chase’, ‘Roughwood’ and ‘Baggeridge’ Country Parks.

4.7.3 Reasonable alternative sites which are not expected to result in adverse impacts on the surrounding landscape, due to the sites being located on previously developed land or surrounded by existing built form, would be likely to be the best performing options under this objective.

Table 4.7: *Best performing options for landscape and townscape*

Best Performing Housing Options for Landscape and Townscape						
057	157	213	460	491	638	704
SAD 141						
Best Performing Employment Options for Landscape and Townscape						
E04a	E04b	E05	E30	E50	E57	
Best Performing Gypsy and Traveller Options for Landscape and Townscape						
	GT09	GT10	GT11	GT15	GT16	

4.8 SA Objective 5 – Pollution and Waste

4.8.1 In general, the sites assessed would be expected to have adverse impacts in terms of pollution. Several sites would be likely to result in adverse impacts associated with the proximity of proposed development to the network of main roads across the Plan area, and to a lesser extent, railway lines. Furthermore, due to South Staffordshire’s boundary with Wolverhampton, Walsall and Dudley, a number of sites assessed would be expected to result in negative impacts on air quality due to their proximity to AQMAs in these neighbouring districts.

4.8.2 In terms of water pollution, approximately half of the sites would be expected to result in a minor negative impact. This is primarily due to increased risk of contamination within groundwater SPZs, as many of the sites coincide with the outer zone or catchment of an SPZ. A smaller proportion of the sites are located within 200m of a river or stream, and as such, could potentially increase the risk of pollution of the local watercourse network.

4.8.3 The sites which are expected to be the best performing in relation to pollution and waste are those which are not located in close proximity to main roads, railway lines,

watercourses or groundwater SPZs and where the proposed development would not be expected to result in a significant increase in air pollution or waste generation.

Table 4.8: Best performing options for pollution and waste

Best Performing Housing Options for Pollution and Waste							
017	022	057	074	092	096	097	099
116	157	169	181	183	185	320	321
376	378	379	410	440	471	523	591
592	608	610	614	619	658	659	075/075a
119a	377/093	630a	SAD 379				
Best Performing Employment Options for Pollution and Waste							
E04a	E04b	E05	E15a	E31	E39	E41	E47
E48	E49	E50	E52				
Best Performing Gypsy and Traveller Options for Pollution and Waste							
GT02	GT03	GT13	GT17	GT24	GT35	GT36	

4.9 SA Objective 6 – Natural Resources

4.9.1 The proposed development at a large proportion of the sites would be likely to result in the loss of greenfield land and BMV soil, and as such, the majority of sites would be likely to have a negative impact on natural resources. A small proportion of the sites, which includes the majority of proposed Gypsy and Traveller sites, would be expected to result in a minor positive impact on natural resources, due to these sites comprising previously developed or greenfield land, which would be classed as an efficient use of land.

4.9.2 The sites which are proposed on previously developed land would be expected to be the best performing options for natural resources, as the proposed development at these sites would be unlikely to result in the significant loss of soils.

Table 4.9: Best performing options for natural resources

Best Performing Housing Options for Natural Resources						
026	057	207	213	245	460	491
638	704	310a	310b	SAD 168	SAD 228	
Best Performing Employment Options for Natural Resources						
E15a	E41	E55				
Best Performing Gypsy and Traveller Options for Natural Resources						
GT01	GT02	GT03	GT05	GT06	GT07	GT08
GT09	GT10	GT11	GT13	GT15	GT16	GT18
GT19	GT23	GT30	GT32	GT33	GT34	TSP01

4.10 SA Objective 7 – Housing

- 4.10.1 The housing objective has been assessed as positive for all residential-led sites, due to the fact that these sites would contribute towards meeting the housing demand for South Staffordshire. All sites proposed for employment use would be expected to have a negligible impact on the housing provision across the Plan area.

4.11 SA Objective 8 – Health and Wellbeing

- 4.11.1 All sites are assessed as having a negative impact on health and wellbeing, largely in regard to access to health facilities and open space, which are necessary in order to facilitate healthy and active lifestyles. All of the sites are located outside a sustainable distance to one or more health facilities, including an NHS hospital with an A&E department, GP surgery or leisure centre.

- 4.11.2 Additionally, a small proportion of the sites assessed would be likely to result in adverse impacts to human health associated with the proximity of development proposals to the network of main roads across the Plan area. Sites located close to the district boundaries of Wolverhampton, Walsall and Dudley would be likely to result in adverse impacts on health in terms of poor air quality associated with local AQMAs.

- 4.11.3 All reasonable alternatives have been identified as having the potential to result in a minor negative impact in relation to health and wellbeing. Therefore, the best performing options are sites which would be likely to result in a minor adverse impact against only one receptor. Of these 13 residential sites, the only identified adverse impact at Site 157 is due to its location outside of the target distance to a leisure centre. All other 12 sites are located over 5km from the nearest NHS hospital with an A&E department. As access to a hospital is deemed more important than access to a leisure centre, Site 157 could be identified as a single best performing residential option for in terms of health.

- 4.11.4 In terms of employment sites, all sites were identified as having an adverse impact on two or more receptors. Therefore, the best performing employment sites are considered to be those which are located in close proximity to the majority of the health indicators (see **Box 3.8**).

Table 4.10: Best performing options for health and wellbeing

Best Performing Housing Options for Health and Wellbeing						
136	157	211	213	222	224	523
562/415	703	SAD 136	SAD 228			
Best Performing Employment Options for Health and Wellbeing						

E31	E55					
Best Performing Gypsy and Traveller Option for Health and Wellbeing						
GT18						

4.12 SA Objective 9 – Cultural Heritage

4.12.1 The majority of sites assessed would be likely to result in negative impacts on the historic environment, to some extent. This is primarily due to many of the sites being located in close proximity to heritage assets such as Listed Buildings, archaeological features and, to a lesser extent, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. As much of the proposed development is located on previously undeveloped land, it is considered likely that this would negatively impact upon the setting or character of nearby heritage assets, including altering associated views.

4.12.2 The best performing sites in terms of cultural heritage are identified as those which are not located near to heritage assets or would be unlikely to result in adverse impacts on nearby heritage assets and are not located within a Historic Environment Character area which indicates high or medium sensitivity.

Table 4.11: Best performing options for cultural heritage

Best Performing Housing Options for Cultural Heritage							
099	163	164	184	203		321	358
392	410	494	512	548	567	618	659
679	702	084a	164a	494a	494b		
Best Performing Employment Option for Cultural Heritage							
E051a							
Best Performing Gypsy and Traveller Options for Cultural Heritage							
GT02	GT03	GT09	GT12	GT20	GT33	GT34	GT36

4.13

SA Objective 10 – Transport and Accessibility

- 4.13.1** Most of the sites assessed would be likely to situate site end users in locations with poor transportation links and access to surrounding areas, and approximately half of the sites have been assessed as having poor pedestrian connectivity in terms of access to surrounding pavements, footpaths and the PRow network. The majority of the sites have good access to the surrounding road network. Due to the rural nature of many of the sites, the proposed development would be unlikely to locate site end users within a sustainable distance to a railway station or a bus stop providing regular services, or local services including convenience stores and post offices.
- 4.13.2** The eight mixed use residential-led development proposals (Sites 486c, 492a/b/c, 537/537a, 646a/b, 029, 585, 585a, and 665) would be likely to include development of new local centres, and as such, would be expected to have a positive impact in regard to the provision of local facilities and services.
- 4.13.3** For residential sites, the best performing options are identified as sites which are located within a sustainable distance to all of the receptors and have good access to both the road network and the pedestrian network.
- 4.13.4** All of the employment and Gypsy and Traveller sites have been identified as having a minor negative impact against at least one receptor in terms of transport. Therefore, the best performing employment and Gypsy and Traveller sites are considered to be those which are located in close proximity to the majority of the transport and accessibility indicators as presented in **Box 3.10**.

Table 4.12: Best performing options for transport and accessibility

Best Performing Housing Options for Transport and Accessibility				
136	138	213	420	491
638	SAD 136	SAD 141	SAD 228	

Best Performing Employment Options for Transport and Accessibility				
E04a	E04b	E05	E55	
Best Performing Gypsy and Traveller Options for Transport and Accessibility				
GT01	GT15	GT16	GT24	GT32
TSP01				

4.14 SA Objective 11 - Education

4.14.1 Over half of the sites proposed for residential-led end use have been assessed as having poor access to primary or secondary schools. This is primarily due to the rural nature of many of the sites within South Staffordshire. The eight mixed use residential-led development proposals (Sites 486c, 492a/b/c, 537/537a, 646a/b, 029, 585, 585a and 665) would be likely to include the development of new primary schools, and as such, would be expected to have a positive impact in regard to the provision of primary education. Sites proposed for employment end use would be expected to have a negligible impact on site end users' access to primary and secondary education.

4.14.2 Employment sites are not assessed against the education objective, and as such, there is no best performing employment option.

4.14.3 The best performing options for residential and Gypsy and Traveller sites are considered to be those which are located within a sustainable distance to both primary and secondary schools.

Table 4.13: Best performing options for education

Best Performing Housing Options for Education							
005	138	207	210	213	221	280	284
286	306	339	364	392		420	438
440	459	477	489	503		510	520
523		560	562/415	582	659	673	701
704	036c	119a	119b	463a	463b	463c	463d
	SAD 136	SAD 139	SAD 141	SAD 228			
Best Performing Gypsy and Traveller Options for Education							
GT13	GT18	GT32					

4.15 SA Objective 12 – Economy and Employment

4.15.1 The proposed employment-led sites would be likely to have a major positive impact on the local economy by resulting in a net gain of employment floorspace across the Plan area. A small proportion of the proposed residential-led sites have been assessed

as having a major negative impact on the local economy, as the proposed development could potentially result in the loss of employment floorspace, including small businesses and office space.

4.15.2 In terms of access to employment opportunities, the majority of sites assessed would be expected to result in negative impacts, to some extent. According to the findings of the Rural Services and Facilities Audit, the proposed residential-led sites are primarily located in areas with ‘poor’ or ‘unreasonable’ sustainable access to employment, with a small proportion of the sites located in areas with ‘reasonable’ sustainable access. However, many sites are located in areas outside of this study, and as such, would be expected to significantly restrict the sustainable access of site end users to employment opportunities.

4.15.3 Residential and Gypsy and Traveller sites which are located where there is ‘good’ or ‘reasonable’ access to employment opportunities in accordance with the Rural Services and Facilities Audit and would not be expected to result in the loss of existing employment land, have been identified as the best performing options.

4.15.4 As the details of each employment development proposal are not currently known, it is not possible to identify a best performing employment option.

Table 4.14: *Best performing options for economy and employment*

Best Performing Housing Options for Economy and Employment							
102	120	136	150	154	157	160	164
165	166	169	204	206	210	213	221
224	392	393	420	447	503	510	523
527	618	679	082a	119a	164a	486a/b	486c
537/537a	646a/b	SAD 136	SAD 141	SAD 228	585a		
Best Performing Gypsy and Traveller Options for Economy and Employment							
GT04	GT05	GT06	GT08	GT09	GT10	GT11	GT14
GT19	GT20	GT23	GT27	GT35	TSP01		

5 Policy Assessments

5.1 Preface

5.1.1 **Table 5.1** lists the 51 Preferred Option Plan policies. **Appendices C** and **D** set out the detailed assessments of the Strategic Policies and Development Management Policies, respectively.

Table 5.1: The Preferred Option Plan Policies

Development Strategy
DS1 - Green Belt
DS2 - Open Countryside
DS3 - Spatial Strategy to 2038
DS4 - Longer term growth aspirations for new settlements
Site Allocations
SA1 - Strategic development location: Land East of Bilbrook
SA2 - Strategic development location: Land at Cross Green
SA3 - Strategic development location: Land north of Linthouse Lane
SA4 - Strategic development location: Land north of Penkridge
SA5 - Housing allocations
SA6 - Gypsy and Traveller allocations
SA7 - Employment allocations
Policy Directions of Travel
Delivering the right homes
HC1 - Housing Mix
HC2 - Housing Density
HC3 - Affordable Housing
HC4 - Homes for Older People
HC5 - Specialist Housing Schemes
HC6 - Rural Exception Sites
HC7 - Self & Custom Build Housing
HC8 - Gypsy, Traveller and Travelling Showpeople
Design and space standards
HC9 - Design requirements
HC10 - Protecting residential amenity
HC11 - Space about dwellings and internal space standards
HC12 - Parking Standards
Promoting successful and sustainable communities
HC13 - Health and Wellbeing
HC14 - Health Infrastructure
HC15 - Education
HC16 - South Staffordshire Collage
HC17 - Open Space
HC18 - Sports Facilities and Playing Pitches

HC19 - Wider green infrastructure design principles
Building a strong local economy
EC1 - Sustainable economic growth
EC2 - Retention of employment sites
EC3 - Inclusive Growth
EC4 - Rural employment and tourism
EC5 - Agricultural workers dwellings and Equine related development
Community services and facilities
EC6 - Retail
EC7 - Protecting community services and facilities
EC8 - Wolverhampton Halfpenny Green Business Airport
Infrastructure
EC9 - Infrastructure
EC10 - Developer contributions
EC11 - Sustainable transport
Protecting and enhancing the natural environment
NB1: Protecting, enhancing and expanding natural assets
NB2: Biodiversity
NB3: Cannock Chase SAC
NB4: Landscape Character
Climate Change and sustainable development
NB5: Renewable and low carbon energy generation
NB6: Energy and water efficiency, energy and heat hierarchies and renewable energy in new development
NB7: Managing flood risk, sustainable drainage systems & water quality
NB8: Hazardous and environmentally sensitive development
Enhancing the Historic Environment
NB9: Conservation, preservation and protection of historic assets
NB10 - Canal network

5.2 Overview of policy assessments

5.2.1 The impact matrices for all policy assessments are presented in **Table 5.2**. These impacts should be read in conjunction with the assessment text narratives in **Appendices C** and **D**, as well as the topic specific methodologies and assumptions presented in **Chapter 3**.

Table 5.2: Impact matrix of the Preferred Option Policies

Policy Reference	SA Objective											
	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
DS1	0	0	-	-	+	-	+	+	0	+	+	+
DS2	0	0	0	+	0	+	+	+	0	0	+	+
DS3	--	-	-	-	-	--	++	-	-	-	-	++
DS4	+	+/-	-	-	+/-	+/-	+	+	+/-	+	++	+
SA1	+/-	0	+/-	--	-	-	++	-	-	-	++	+
SA2	+/-	0	+/-	--	-	-	++	-	-	-	-	+
SA3	+/-	+	+/-	--	-	-	++	-	-	-	++	+
SA4	+/-	0	+/-	--	-	-	++	-	-	-	++	+
SA5	+/-	0	-	--	-	-	++	-	-	-	-	-
SA6	0	--	-	--	-	-	+	-	-	-	-	--
SA7	+	0	-	-	-	-	0	0	-	+	0	++
HC1	0	0	0	0	0	+/-	+	+	0	0	0	0
HC2	+/-	0	0	0	0	+/-	+	0	0	0	0	0
HC3	0	0	0	0	0	0	+	0	0	0	0	0
HC4	0	0	0	0	0	0	+	+	0	0	0	0
HC5	0	0	0	0	0	0	+	+	0	0	0	0
HC6	0	0	0	0	0	+/-	+	0	0	0	0	0
HC7	0	0	0	0	0	0	+	0	0	0	0	0
HC8	0	+	0	0	+	0	+	+	0	0	0	0
HC9	+	0	0	+	0	0	+	+	0	+	0	0
HC10	0	0	0	0	+	0	0	+	0	0	0	0
HC11	0	0	0	0	0	0	0	+	0	0	0	0
HC12	+	0	0	0	+	0	0	0	0	+	0	0
HC13	0	0	0	0	0	0	0	+	0	0	0	0
HC14	0	0	0	0	0	0	0	+	0	0	0	0
HC15	0	0	0	0	0	0	0	0	0	0	+	0
HC16	0	0	0	0	0	0	0	0	0	0	+	0
HC17	0	0	0	0	0	0	0	+	0	0	0	0
HC18	0	0	0	0	0	0	0	+	0	0	0	0
HC19	+	+	+	+	+	0	0	+	0	0	0	0
EC1	+	+	+/-	+/-	+/-	+	0	+	+/-	+	0	++

Policy Reference	SA Objective											
	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC2	0	0	0	0	0	0	0	0	0	0	0	++
EC3	+	0	0	0	0	0	0	0	0	+	0	+
EC4	0	0	+	+	0	+	0	0	0	0	0	+
EC5	0	0	0	+	0	0	+	0	0	0	0	+
EC6	+	0	0	0	0	0	0	0	0	+	0	+
EC7	+	0	0	0	0	0	0	+	0	+	0	+
EC8	0	0	0	0	0	0	0	0	0	0	0	+
EC9	0	0	+	0	0	0	0	+	0	+	+	0
EC10	0	0	+	0	0	0	0	+	0	+	+	0
EC11	+	0	0	0	+	0	0	+	0	++	+	+
NB1	+	+	++	+	+	+	0	+	0	0	0	0
NB2	0	0	+	0	0	0	0	0	0	0	0	0
NB3	0	0	+	0	+	0	0	+	0	0	0	0
NB4	0	0	0	++	0	0	0	0	+	0	0	0
NB5	+	0	-	-	+/-	+/-	0	0	0	0	0	0
NB6	+	0	0	0	0	+	0	0	0	0	0	0
NB7	0	++	0	0	+	0	0	0	0	0	0	0
NB8	0	0	0	0	+	0	0	+	0	0	0	0
NB9	0	0	0	+	0	0	0	0	++	0	0	+
NB10	+	0	+	+	0	0	0	0	+	0	0	0

5.3 Summary of policy assessments

- 5.3.1 The majority of the draft Development Management policy assessments have identified minor positive or negligible impacts in relation to sustainability. As would be anticipated, the Strategic Policies, which set out aspects of the Local Plan such as the proposed Spatial Strategy and the proposed strategic sites, have, in general, been assessed as having the potential for a greater range of negative impacts in relation to environmental aspects of sustainability and greater positive effects in relation to meeting housing and employment needs.
- 5.3.2 Policy DS3 sets out the proposed Spatial Strategy for the District to 2038 and proposes the development of 8,881 dwellings in total. The identified major negative impacts are associated with an increase in GHG emissions and waste generation as a result of the large amount of residential development, and a significant loss of soil resources as a result of the development overall. The policy also identifies a range of effects, due to the varying scale and location of the proposed development which would be expected to result in a mixture of positive and negative impacts under some objectives.
- 5.3.3 Policies DS1 and DS2 set out the policy protection in relation to the Green Belt and Open Countryside, respectively, as well as the need to revise the boundaries of these designations in order to accommodate predicted housing need. These policies set out the specific types of development that may be considered acceptable within the areas subject to the designations and seek to protect the character of the landscape in the revised Green Belt and Open Countryside. The policies seek to support proposals for biodiversity enhancement and improvements to the access, however, the nature of such proposals is uncertain at this stage.
- 5.3.4 Policy DS4 sets out the aspiration for the development of a new settlement in the longer term. No location has been identified for the settlement and therefore the assessment finds a range of uncertain effects in relation to climate change adaptation, pollution and waste, natural resources and cultural heritage. Potential positive impacts were identified in relation to climate change mitigation, health and wellbeing, transport and access, housing and the economy. Potential negative effects were identified in relation to landscape character and potentially in relation to biodiversity, following the precautionary principle.
- 5.3.5 Strategic policies SA1 to SA6 set out SSDC's preferred locations for housing development. SA1 to SA4 identify strategic housing locations for development. SA1, SA2, SA3 and parts of SA4 lie within the West Midlands Green Belt. Of the 38 sites identified in SA5, fourteen sites lie in the Green Belt. All sites identified in SA6, relating
-

to Gypsies and Travellers, are existing sites and lie in the Green Belt. Development of these areas has been assessed by the Green Belt Study⁶³ as having the potential to harm the purposes of the Green Belt, to varying degrees. In order to accommodate the required housing need, the boundaries to the Green Belt will be revised. As set out in the NPPF and summarised in the Green Belt study, such revisions are only undertaken as part of a Local Plan Review and under 'exceptional circumstances'. The Green Belt Study sets out a number of recommendations to help to mitigate the effects of removal of land from the Green Belt, mainly focusing on reducing the effects of urbanising influences on the revised Green Belt, creating robust revised Green Belt boundaries and providing enhancements to the revised Green Belt in relation to improved access, biodiversity enhancement and the protection of landscape character.

5.3.6 Potential harm to the purposes of the Green Belt as a result of the development of these sites must also be considered alongside the other sustainability criteria. SSDC's spatial strategy seeks to locate development primarily in accordance with the settlement hierarchy, where new residents would have better access to existing services and facilities and access to sustainable transport, including railway stations, where possible.

5.3.7 The majority of the draft Development Management policies set out the requirements for development and seek to protect the natural and built environment and ensure there is sufficient community infrastructure to support new residents. This includes ensuring the delivery of an appropriate housing mix; meeting housing needs for different groups, including for older people and GTTS; protecting community infrastructure and the vibrancy of settlements; and, protecting and enhancing natural assets such as biodiversity, heritage, the landscape (including the setting to Cannock Chase AONB) and managing flood risk and surface water, amongst others. As these policies seek to protect existing assets or enhance the provision of these features, minor positive or negligible impacts have largely been identified.

5.3.8 A number of policies also seek to reduce GHG emissions within the district. Policy HC12 sets out electric vehicle charging point standards and the numbers of such charging points required in different types of new development. Policy NB6 sets out energy and water efficiency and renewable energy requirements in new developments, including the requirement to achieve a 31% carbon reduction upon the

⁶³ LUC (2019) South Staffordshire Green Belt Study: Stage 1 and 2 Report. Available at: <https://www.sstaffs.gov.uk/doc/181123/name/South%20Staffs%20GB%20Stage%201%20and%202%20Report%20FINAL%20v1%20-%20web%20copy.pdf/> [Date Accessed: 22/06/21]

requirements of Building Regulations Approved Document Part L 2013, or conform with any national targets which subsequently exceed this standard. Policy NB5 sets out support for renewable energy generation schemes in the district, subject to conformity with other Local Plan policies. The Spatial Strategy also seeks to address the causes of GHG emissions in the district by locating new development in proximity to existing settlements with a greater range of community and retail services and reducing the need to travel. Three of these settlements also benefit from having railway stations, providing more sustainable transport choices.

5.3.9 Overall, the policies set out a suite of requirements which would be likely to help avoid potential impacts, and where necessary, mitigate adverse effects. Likely mitigating impacts of the 51 draft policies are set out in **Appendix E** and recommendations to further improve the performance of the policies is set out **Section 7**.

6 Post mitigation site assessments

6.1 Overview of site assessments post-mitigation

6.1.1 The impact matrices for all reasonable alternative site assessments post-mitigation are presented in **Table 6.1**. These impacts should be read in conjunction with **Appendix E**, as well as the topic specific methodologies and assumptions presented in **Section 2**.

6.2 Climate Change Mitigation

6.2.1 Climate change mitigation and the proposed measures to reduce GHG emissions is a cross-cutting theme. A number of draft policies seek to address this SA Objective.

- Policy DS3 sets out the spatial strategy for the district. By directing development towards Tier 1 settlements and the urban edge of existing larger towns outside the district, this policy would be likely to facilitate more sustainable communities, by locating residents in closer proximity to services, facilities and public transport, including railway stations. The use of the private cars and associated fossil fuel consumption is identified as one of the district's larger contributors to carbon emissions.
- Policy HC12 sets out parking standards and the requirement for new dwellings to deliver electric vehicle charging points and new commercial development to 20% of parking spaces with charging points.
- Policy HC19 sets out wider green infrastructure principles to achieve multi-functional green infrastructure. Green infrastructure can serve to mitigate the effects of climate change through carbon sequestration in soils and vegetation and the shading/cooling effects of trees and vegetation.
- Policy EC1 'Sustainable Economic Growth' sets out the broad requirements in relation to economic development. Part of this policy will be to promote active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network.
- Policies EC6 and EC7 seek to maintain the vitality of village centres in existing settlements and in doing so may reduce the need for residents to travel by car to access facilities.
- Policy EC11 sets out the Council's approach to sustainable transport, through a wide range of measures including strengthening bus and rail services and their connections, encouraging walking and cycling, the Park and Ride initiative at Cross Green and improving availability of electric vehicle charging points.

- Policy NB1 relates to protecting, enhancing and expanding natural assets. Vegetation provides several ecosystem services, including carbon storage as well as cooling/shading effects.
- Policy NB5 will specifically address renewable and low carbon energy generation, including the policy provisions relating to solar, wind and biomass energy schemes.
- Policy NB6 sets out energy and water efficiency in new developments including the requirement for all major residential development to achieve a 31% carbon reduction improvement upon the requirements within Building Regulations Part L and all major commercial development to achieve BREEM Excellent or Outstanding.

6.2.2 As set out in the CCAM report, better standards for new buildings, combined with grid decarbonisation and switching to Ultra-Low Emission Vehicles, could decrease total emissions by over 50% compared with 2017 levels in South Staffordshire. Although these draft policies would be likely to reduce the GHG emissions associated with development to some extent, the policies would not be expected to fully mitigate the increased carbon emissions expected as a result of the large scale of development proposed across the Plan area during this plan period.

6.3 Climate Change Adaptation

6.3.1 The climate change adaptation objective primarily considers adaptation to flood risk. A number of policies consider this issue.

6.3.2 SSDC has prepared a Strategic Flood Risk Assessment and is consulting with the Environment Agency throughout the preparation of the Local Plan to ensure the sequential test is properly followed. Furthermore, SSDC will, where possible, avoid putting vulnerable uses within Flood Zones 2 and 3, ensuring any sites allocated containing areas of Flood Zones 2 and 3 give these areas over to water compatible uses (e.g. green infrastructure).

6.3.3 The Strategic Flood Risk Assessment process combined with the draft policies would be expected to mitigate potential adverse impacts associated with development in areas at risk of fluvial or surface water flooding.

6.4 Biodiversity and Geodiversity

6.4.1 South Staffordshire District lies partially within the 15km Zone of Influence for Cannock Chase SAC, established by the SAC Partnership. There are three other European sites within, or in proximity, to the district, including Motte Meadows SAC, Fens Pools SAC

and Cannock Canal Extension SAC. Motte Meadows is also designated as a National Nature Reserve (NNR).

6.4.2 An HRA is being prepared which will set out the Zones of Influence (Zoi) associated with these SACs and identify any likely significant effects as a consequence of the emerging Local Plan. At the time undertaking this assessment the potential effects of the development of the reasonable alternative sites on SACs are uncertain. The findings of the HRA will be fully integrated into the SA process once this report becomes available.

6.4.3 162 sites were identified as lying within Impact Risk Zones for SSSIs where consultation with Natural England would be required. Other potential biodiversity impacts related to impacts on ancient woodlands, LNRs, SBIs and priority habitats.

6.4.4 The draft policies would be anticipated to mitigate potential adverse impacts identified on SSSIs and NNRs throughout the Plan area. Site 202, which lies adjacent to 'Stowe Pool and Walk Mill Clay Pit' SSSI has been assessed, following the precautionary principle, as having potential negative effects on the SSSI due to the site's proximity to this asset. It may be that negative effects can be mitigated; further information would be required to inform this at later stages of the planning process.

6.4.5 The draft policies would be expected to mitigate potential adverse impacts on ancient woodlands, LNRs, SBIs and priority habitats and deliver a net gain in biodiversity for most development sites, with the exception of GTTS sites where no net loss of biodiversity will be required.

6.4.6 Employment site E56 coincides with the South Staffordshire Railway Walk LNR and this site is assessed as having potential minor negative effect on the LNR. It is possible that such negative effects may be mitigated in any detailed proposals for the site.

6.4.7 Sites 062, 138, 310a, 368, 460, 585a, E43 and E56 coincide with SBIs and there are potential minor negative effects as a consequence of the development of these sites. It is possible that such negative effects may be mitigated in any detailed proposals for the site.

6.5 4. Landscape and Townscape

6.5.1 The Green Belt Study assesses the likely harm to the Green belt as a result of development within the assessed land parcels on a seven-point scale. In this SA, those land parcels with a Green Belt harm rating of 'very high', 'high' or 'moderate-high' have

been assessed as having a potential major negative effect (185 sites in total). 'Low-moderate' or 'moderate' harm has been assessed as having minor negative effect (59 sites in total), whereas 'low' or 'very low' harm, or areas outside of the study, are assessed as having a negligible effect (73 sites in total). The development of these sites is likely to require the removal of much, or all, of the land within the site from the Green Belt, with a resultant 'harm' to the purposes of the Green Belt, as set out in the Green Belt Study. While a range of mitigation measures are set out in the Study to reduce levels of harm, the negative effects of the loss of the Green Belt are unlikely to be fully mitigated by these measures. Therefore, this SA considers it likely there would be residual negative effects in relation to Green Belt harm as consequence of the release of these sites for development.

6.5.2 The Landscape Sensitivity Study considered the landscape and visual aspects of the assessed land parcels in relation to a five-point scale. In this SA, 95 sites were identified as lying in the most sensitive landscapes and considered to have potentially major negative effect on this objective; 166 sites were assessed as having potential minor negative effects on this objective.

6.5.3 The draft policies would be expected to minimise some adverse impacts on landscape character, particularly in relation to protection of the special qualities of Cannock Chase AONB and proportionate protection of visual amenity and views, however, they would not be expected to fully mitigate changes to landscape character, particularly on greenfield sites, or mitigate the risk of coalescence and urbanisation of the countryside. There is the potential for policy HC9: 'Design requirements' and policy HC19 'Wider green infrastructure design principles' to increase the quality of green infrastructure in developments, although this is uncertain at this stage of policy development. At this stage of the SA process, the development of sites in landscapes considered to be of higher sensitivity to development has the potential to result in major negative effects on those landscapes.

6.6 **Pollution and Waste**

6.6.1 The draft policies could help to minimise potential adverse impacts on watercourses and groundwater quality through protecting the quality of run-off. The draft policies would also be expected to reduce adverse impacts associated with the exposure of site end users to poor air quality within or adjacent to AQMAs and impacts associated with reduced air and noise quality alongside main roads or railway lines. However, these draft policies would not be expected to fully mitigate the adverse impacts relating to pollution associated with some sites in proximity to existing AQMAs or main roads, such as the M6, where baseline air and/or noise pollution levels may be high.

6.7 Natural Resources

- 6.7.1 The majority of the reasonable alternative sites assessed in this report are located on Grades 2 or 3 ALC land, which is likely to comprise some of the district's BMV land. The draft policies would not be expected to mitigate adverse impacts on soil resources.

6.8 Health and wellbeing

- 6.8.1 The draft policies could potentially help to prevent the loss of existing healthcare facilities and improve sustainable access to facilities for some residents, however, the policies would not be expected to fully mitigate the restricted access to healthcare services, in relation to access to NHS hospitals and GP services, for many of the reasonable alternative sites.
- 6.8.2 The draft policies would be expected to reduce adverse impacts associated with the exposure of site end users to poor air quality within or adjacent to AQMAs and impacts associated with reduced air and noise quality alongside main roads or railway lines. However, these draft policies would not be expected to fully mitigate the adverse impacts relating to pollution associated with some sites in proximity to existing AQMAs or main roads, such as the M6, where baseline air and/or noise pollution levels may be high.
- 6.8.3 New developments would be expected to provide access to open space, playing pitches and green infrastructure, to some extent, although there is some uncertainty in the total quantity of open space and green infrastructure to be provided at this stage and, therefore, there is some uncertainty in the assessment at this stage.
- 6.8.4 These draft policies would be expected to mitigate adverse impacts associated with restricted access to the pedestrian network and help to encourage the uptake of these sustainable transport options in order to access community facilities and centres, to some extent. Development locations in settlements with access to existing public transport infrastructure have the potential for future residents to take fewer journeys by private car. For example, Bilbrook, Penkridge and sites in Cheslyn Hay and Great Wyrley which have access to railway stations. However, in this rural district, with existing high car usage, it is likely many journeys would not be undertaken by walking and cycling.

6.9 Cultural Heritage

- 6.9.1 The draft policies would be expected to mitigate potential adverse impacts on the local historic environment which may occur as a consequence of the development of
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the sites, including impacts on Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. Potential impacts on underground archaeology are uncertain as the significance of such features may not be known at this time. The requirement for a proportionate assessment should also include the proposals for any required mitigation.

6.10 Transport

6.10.1 The draft policies would be expected to maintain existing services and facilities, as far as possible in the Local Plan process and seek to improve access to sustainable transport options. The nature and locations of these improvements is uncertain at this stage of the planning process.

6.10.2 These draft policies would be expected to mitigate adverse impacts associated with restricted access to the pedestrian and cycle networks and help to encourage the uptake of these sustainable transport options in order to access community facilities.

6.10.3 A small number of reasonable alternative sites were identified as having limited access to the existing road network. There are no draft policies to address this issue specifically at this stage, however, it is anticipated that access matters would be clarified in the plan-making process and without suitable vehicular access SSDC would consider the site to undeliverable.

6.11 Education

6.11.1 The draft policies seek to ensure sufficient capacity of school places and some improvements to routes to schools. At this stage of the planning process, it is uncertain whether the policies would provide sustainable access to schools, for example, through the provision of sustainable access to secondary schools by public transport. Potential negative impacts on sustainable access to primary and secondary schools have therefore not been considered to be mitigated by these policies at this stage.

6.12 Economy

6.12.1 A small number of reasonable alternative sites were identified as having existing employment uses which may be lost as a consequence of the allocation of the site. The draft policies would be expected to mitigate the potential adverse impacts associated with the loss of existing employment uses associated with the reasonable alternative sites.

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- 6.12.2 The draft policies are likely to improve opportunities for local employment and improve access to sustainable transport for commuting purposes, it is unlikely these policies would be able to fully mitigate the identified impact of limited access to employment by public transport.
- 6.12.3 The following table summarises the post-mitigation assessments of the reasonable alternative site options.

Table 6.1: Impact matrix of site assessments post-mitigation

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
Bednall												
023	+/-	+	+/-	--	0	-	+	-	0	-	-	--
024	+/-	+	+/-	--	0	-	+	-	0	-	-	--
026	+/-	+	+/-	--	0	+	+	-	+/-	-	-	--
Bilbrook and Codsall												
210	+/-	+	+/-	--	-	-	+	-	0	-	++	+
211	+/-	0	+/-	-	0	-	+	-	0	-	-	-
213	+/-	+	+/-	0	0	+	+	-	0	++	++	+
221	+/-	0	+/-	--	0	-	+	-	0	-	++	+
222	+/-	+	+/-	--	0	-	+	-	0	-	-	-
224	+/-	+	+/-	--	0	-	+	-	0	-	-	+
SAD 228	+/-	+	+/-	0	0	+	+	-	0	++	++	+
236	+/-	+	+/-	--	-	-	+	-	0	-	--	-
419a/b	+/-	+	+/-	-	0	-	+	-	0	-	--	-
447	+/-	+	+/-	--	0	-	+	-	0	-	-	+
503	+/-	0	+/-	--	-	-	+	-	0	-	++	+
507	+/-	+	+/-	--	0	-	+	-	0	-	-	-
510	+/-	+	+/-	--	-	-	+	-	0	-	++	+
512	+/-	0	+/-	--	-	-	+	-	0	-	--	-
515	+/-	+	+/-	--	0	-	+	-	0	-	--	-
519	+/-	0	+/-	--	-	-	+	-	0	-	-	-
630a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
630b	+/-	0	+/-	--	-	-	+	-	0	-	--	-
666	+/-	0	+/-	--	-	-	+	-	0	-	-	-
703	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Bishops Wood												
096	+/-	+	+/-	--	0	-	+	-	0	-	-	-
097	+/-	+	+/-	--	0	-	+	-	0	-	-	-
099	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Bloxwich												
207	+/-	+	+/-	-	-	+	+	-	0	+	++	-
492a/b/c	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Bobbington												
319	+/-	+	+/-	-	0	-	+	-	0	-	-	--
320	+/-	+	+/-	--	0	-	+	-	0	-	-	--
321	+/-	+	+/-	--	0	-	+	-	0	-	-	--

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
410	+/-	+	+/-	--	0	-	+	-	0	-	-	--
Brewood												
057	+/-	+	+/-	0	0	+	+	-	0	-	-	-
062	+/-	+	-	--	0	-	+	-	0	-	-	-
067	+/-	+	+/-	--	0	-	+	-	0	-	--	-
074	+/-	+	+/-	--	0	-	+	-	0	-	-	-
075/075a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
076	+/-	+	+/-	--	0	-	+	-	0	-	-	-
078	+/-	+	+/-	--	0	-	+	-	0	-	-	-
079	+/-	+	+/-	--	0	-	+	-	0	-	-	-
376	+/-	+	+/-	--	0	-	+	-	0	-	-	-
611	+/-	+	+/-	--	0	-	+	-	0	-	-	-
616	+/-	+	+/-	--	0	-	+	-	0	-	-	-
617	+/-	0	+/-	--	0	-	+	-	0	-	--	-
658	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Cannock												
202	+/-	+	+/-	--	-	-	+	-	0	-	-	-
203	+/-	+	+/-	--	-	-	+	-	0	-	--	-
474	+/-	+	+/-	--	-	-	+	-	+/-	-	-	-
529	+/-	+	+/-	--	-	-	+	-	0	-	-	-
624	+/-	+	+/-	--	-	-	+	-	0	-	--	-
659	+/-	+	+/-	--	0	-	+	-	0	-	++	-
Cheslyn Hay and Great Wyrley												
116	+/-	+	+/-	--	0	-	+	-	0	-	-	-
119a	+/-	+	+/-	-	0	-	+	-	0	-	++	+
119b	+/-	+	+/-	-	-	-	+	-	0	-	++	-
120	+/-	+	+/-	-	-	-	+	-	0	-	-	+
131	+/-	+	+/-	--	-	-	+	-	0	-	-	-
134	+/-	+	+/-	-	-	-	+	-	0	-	-	-
136	+/-	+	+/-	-	-	-	+	-	0	++	-	+
SAD 136	+/-	+	+/-	0	-	-	+	-	0	++	++	+
136a	+/-	+	+/-	-	0	-	+	-	0	-	-	-
137	+/-	+	+/-	--	0	-	+	-	0	-	-	-
138	+/-	0	-	-	-	-	+	-	0	++	++	-
SAD 139	+/-	+	+/-	0	-	-	+	-	0	-	++	-
SAD 141	+/-	+	+/-	0	-	-	+	-	0	++	++	+
440	+/-	+	+/-	-	0	-	+	-	0	-	++	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
489	+/-	+	+/-	-	-	-	+	-	0	-	++	-
491	+/-	+	+/-	0	-	+	+	-	0	++	-	+
523	+/-	+	+/-	-	0	-	+	-	0	-	++	+
525	+/-	0	+/-	--	0	-	+	-	0	-	-	-
526	+/-	+	+/-	--	-	-	+	-	0	-	--	-
536a	+/-	+	+/-	--	-	-	+	-	0	-	-	-
536b	+/-	+	+/-	--	-	-	+	-	0	-	-	-
638	+/-	+	+/-	0	-	+	+	-	0	++	-	-
696	+/-	+	+/-	--	-	-	+	-	0	-	--	-
704	+/-	+	+/-	0	-	+	+	-	0	-	++	-
Coven												
082	+/-	+	+/-	0	-	-	+	-	0	-	-	-
082a	+/-	+	+/-	-	-	-	+	-	0	-	-	+
084a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
085	+/-	+	+/-	-	-	-	+	-	0	-	-	-
087	+/-	+	+/-	-	-	-	+	-	0	-	-	-
615	+/-	0	+/-	-	0	-	+	-	0	-	--	-
618	+/-	+	+/-	--	-	-	+	-	0	-	-	+
Dunston												
029	+/-	0	+/-	-	-	-	+	-	0	-	-	-
029a	+/-	+	+/-	-	-	-	+	-	0	-	-	-
487	+/-	0	+/-	-	-	-	+	-	0	-	-	-
588	+/-	0	+/-	-	-	-	+	-	0	-	--	-
Essington												
150	+/-	+	+/-	--	-	-	+	-	0	-	--	+
151/662	+/-	+	+/-	--	-	-	+	-	0	-	--	-
154	+/-	+	+/-	--	-	-	+	-	0	-	--	+
157	+/-	+	+/-	0	0	-	+	-	0	-	-	+
160	+/-	+	+/-	--	-	-	+	-	0	-	--	+
163	+/-	+	+/-	--	-	-	+	-	0	-	--	-
164	+/-	+	+/-	--	-	-	+	-	0	-	--	+
164a	+/-	+	+/-	--	-	-	+	-	0	-	-	+
165	+/-	+	+/-	--	-	-	+	-	0	-	--	+
166	+/-	+	+/-	--	-	-	+	-	0	-	--	+
392	+/-	0	+/-	--	-	-	+	-	0	-	++	+
393	+/-	+	+/-	-	-	-	+	-	0	-	-	+
471	+/-	+	+/-	--	0	-	+	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
486a/b	+/-	+	+/-	--	-	-	+	-	0	-	--	+
486c	+/-	+	+/-	--	-	-	+	-	0	-	-	+
520	+/-	+	+/-	--	-	-	+	-	0	-	++	-
679	+/-	+	+/-	--	-	-	+	-	0	-	-	+
Featherstone												
102	+/-	+	+/-	--	-	-	+	-	0	-	--	+
SAD 168	+/-	+	+/-	0	0	+	+	-	0	-	-	-
169	+/-	+	+/-	--	0	-	+	-	0	-	-	+
170	+/-	+	+/-	-	-	-	+	-	0	-	-	-
172	+/-	+	+/-	--	-	-	+	-	0	-	--	-
204	+/-	+	+/-	--	-	-	+	-	0	-	--	+
206	+/-	+	+/-	--	-	-	+	-	0	-	--	+
396	+/-	+	+/-	--	0	-	+	-	0	-	--	-
397	+/-	+	+/-	-	0	-	+	-	0	-	-	-
527	+/-	+	+/-	--	-	-	+	-	0	-	--	+
537/537a	+/-	0	+/-	--	-	-	+	-	0	-	-	+
646a/b	+/-	0	+/-	--	-	-	+	-	0	-	-	+
Huntington												
016	+/-	+	+/-	0	-	-	+	-	0	-	-	-
017	+/-	+	+/-	--	0	-	+	-	0	-	--	-
022	+/-	+	+/-	--	0	-	+	-	0	-	--	-
591	+/-	+	+/-	--	0	-	+	-	0	-	-	-
592	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Kinver												
272	+/-	+	+/-	--	0	-	+	-	0	-	-	-
273	+/-	+	+/-	--	0	-	+	-	0	-	-	-
274	+/-	+	+/-	-	0	-	+	-	0	-	-	-
SAD 274	+/-	+	+/-	-	0	-	+	-	0	-	-	-
409	+/-	+	+/-	--	0	-	+	-	0	-	-	-
546	+/-	+	+/-	--	0	-	+	-	0	-	-	-
549	+/-	+	+/-	--	0	-	+	-	0	-	-	-
576	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Pattingham												
249	+/-	+	+/-	--	0	-	+	-	0	-	-	-
250	+/-	+	+/-	--	0	-	+	-	0	-	-	-
251	+/-	+	+/-	--	0	-	+	-	0	-	-	-
252	+/-	+	+/-	--	0	-	+	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
253	+/-	+	+/-	--	0	-	+	-	0	-	-	-
255	+/-	+	+/-	-	0	-	+	-	0	-	-	-
257	+/-	+	+/-	--	0	-	+	-	0	-	-	-
400	+/-	+	+/-	--	0	-	+	-	0	-	-	-
401	+/-	+	+/-	--	0	-	+	-	0	-	-	-
421	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Penkridge												
005	+/-	+	+/-	-	-	-	+	-	0	-	++	-
006	+/-	+	+/-	-	0	-	+	-	0	-	-	-
010	+/-	0	+/-	--	-	-	+	-	0	-	--	-
420	+/-	0	+/-	-	-	-	+	-	0	++	++	+
430a	+/-	+	+/-	--	-	-	+	-	0	-	--	-
430b	+/-	+	+/-	--	-	-	+	-	0	-	--	-
584	+/-	+	+/-	--	-	-	+	-	0	-	--	-
585	+/-	+	+/-	--	-	-	+	-	0	-	-	+
585a	+/-	0	-	--	-	-	+	-	0	-	-	+
665	+/-	0	+/-	--	-	-	+	-	0	-	-	+
Penn and Lower Penn												
350c	+/-	+	+/-	--	0	-	+	-	0	-	-	-
350d	+/-	+	+/-	--	-	-	+	-	0	-	--	-
494a	+/-	+	+/-	--	-	-	+	-	0	-	-	-
494b	+/-	+	+/-	--	-	-	+	-	0	-	-	-
559	+/-	+	+/-	--	-	-	+	-	0	-	--	-
561	+/-	+	+/-	--	-	-	+	-	0	-	-	-
573	+/-	+	+/-	--	-	-	+	-	0	-	--	-
579	+/-	0	+/-	--	-	-	+	-	0	-	-	-
582	+/-	+	+/-	--	-	-	+	-	0	-	++	-
710	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Perton												
238	+/-	+	+/-	--	-	-	+	-	0	-	--	-
239	+/-	+	+/-	-	0	-	+	-	0	-	--	-
241	+/-	+	+/-	--	-	-	+	-	0	-	-	-
243	+/-	+	+/-	--	-	-	+	-	0	-	-	-
245	+/-	+	+/-	-	-	+	+	-	0	-	--	-
246a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
260	+/-	+	+/-	--	-	-	+	-	0	-	--	-
402	+/-	+	+/-	-	-	-	+	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
407	+/-	+	+/-	--	0	-	+	-	0	-	--	-
454	+/-	+	+/-	--	0	-	+	-	0	-	-	-
504	+/-	+	+/-	--	-	-	+	-	0	-	-	-
505	+/-	+	+/-	-	-	-	+	-	0	-	-	-
506	+/-	+	+/-	--	0	-	+	-	0	-	-	-
705	+/-	+	+/-	--	0	-	+	-	0	-	--	-
Sedgley												
339	+/-	+	+/-	--	-	-	+	-	0	-	++	-
548	+/-	+	+/-	--	-	-	+	-	0	-	-	-
560	+/-	+	+/-	--	-	-	+	-	0	-	++	-
566	+/-	+	+/-	--	-	-	+	-	0	-	-	-
567	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Seisdon												
358	+/-	+	+/-	--	0	-	+	-	0	-	--	-
359	+/-	+	+/-	--	0	-	+	-	0	-	--	-
671	+/-	+	+/-	--	0	-	+	-	0	-	--	-
702	+/-	+	+/-	--	0	-	+	-	0	-	--	-
Shareshill												
181	+/-	+	+/-	--	0	-	+	-	0	-	-	-
183	+/-	+	+/-	--	0	-	+	-	0	-	-	-
184	+/-	+	+/-	-	0	-	+	-	0	-	-	-
185	+/-	+	+/-	-	0	-	+	-	0	-	-	-
Stafford												
036a	+/-	0	+/-	--	-	-	+	-	+/-	-	--	-
036c	+/-	+	+/-	--	-	-	+	-	0	-	++	-
Swindon												
312a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
313	+/-	+	+/-	--	0	-	+	-	0	-	-	-
SAD 313	+/-	+	+/-	0	0	-	+	-	0	-	-	-
314	+/-	+	+/-	--	0	-	+	-	0	-	-	-
315	+/-	+	+/-	--	0	-	+	-	0	-	-	-
412	+/-	0	+/-	-	0	-	+	-	0	-	-	-
437	+/-	0	+/-	--	0	-	+	-	0	-	-	-
682	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Trysull												
327	+/-	+	+/-	--	0	-	+	-	0	--	-	--
328	+/-	+	+/-	--	0	-	+	-	0	-	-	--

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
329	+/-	+	+/-	--	0	-	+	-	0	-	-	--
544	+/-	+	+/-	--	0	-	+	-	0	-	-	--
558	+/-	+	+/-	--	0	-	+	-	0	-	-	--
Wall Heath												
368	+/-	0	-	--	-	-	+	-	0	-	--	-
370	+/-	0	+/-	--	-	-	+	-	0	-	--	-
577	+/-	+	+/-	--	-	-	+	-	0	-	--	-
684	+/-	+	+/-	--	-	-	+	-	0	-	--	-
Wheaton Aston												
090	+/-	0	+/-	--	0	-	+	-	0	-	-	-
091	+/-	0	+/-	--	0	-	+	-	0	-	-	-
092	+/-	+	+/-	-	0	-	+	-	0	-	-	-
094	+/-	+	+/-	--	0	-	+	-	0	-	-	-
377/093	+/-	+	+/-	-	0	-	+	-	0	-	-	-
378	+/-	+	+/-	--	0	-	+	-	0	-	-	-
379	+/-	+	+/-	-	0	-	+	-	0	-	-	-
SAD 379	+/-	+	+/-	-	0	-	+	-	0	-	-	-
382	+/-	+	+/-	--	0	-	+	-	0	-	-	-
426a	+/-	+	+/-	-	0	-	+	-	0	-	-	-
426b	+/-	0	+/-	--	0	-	+	-	0	-	-	-
608	+/-	+	+/-	--	0	-	+	-	0	-	-	-
610	+/-	+	+/-	--	0	-	+	-	0	-	-	-
614	+/-	+	+/-	-	0	-	+	-	0	-	-	-
619	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Wollaston and Wordsley												
364	+/-	+	+/-	--	-	-	+	-	0	-	++	-
365	+/-	+	+/-	--	-	-	+	-	0	-	-	-
654	+/-	+	+/-	--	-	-	+	-	0	-	--	-
655	+/-	+	+/-	--	-	-	+	-	0	-	--	-
673	+/-	+	+/-	--	-	-	+	-	0	-	++	-
Wombourne												
280	+/-	0	+/-	0	0	-	+	-	+/-	-	++	-
283	+/-	+	+/-	--	0	-	+	-	0	-	-	-
284	+/-	0	+/-	--	-	-	+	-	0	-	++	-
285	+/-	+	+/-	-	0	-	+	-	0	-	-	-
286	+/-	+	+/-	-	0	-	+	-	0	-	++	-
298	+/-	+	+/-	-	0	-	+	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
305	+/-	+	+/-	0	0	-	+	-	0	-	-	-
306	+/-	+	+/-	--	-	-	+	-	0	-	++	-
309	+/-	+	+/-	--	0	-	+	-	0	-	--	-
310a	+/-	+	-	--	0	+	+	-	0	-	-	-
310b	+/-	0	+/-	-	0	+	+	-	0	-	-	-
335a	+/-	+	+/-	-	0	-	+	-	0	-	--	-
335b	+/-	+	+/-	-	0	-	+	-	0	-	--	-
416	+/-	+	+/-	-	0	-	+	-	0	-	-	-
416a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
417	+/-	+	+/-	-	0	-	+	-	0	-	-	-
438	+/-	0	+/-	-	0	-	+	-	0	-	++	-
458	+/-	0	+/-	-	0	-	+	-	0	-	-	-
459	+/-	+	+/-	-	0	-	+	-	0	-	++	-
460	+/-	0	-	0	0	+	+	-	0	-	-	-
463a	+/-	+	+/-	--	0	-	+	-	0	-	++	-
463b	+/-	+	+/-	--	-	-	+	-	0	-	++	-
463c	+/-	+	+/-	--	-	-	+	-	0	-	++	-
463d	+/-	+	+/-	--	-	-	+	-	0	-	++	-
477	+/-	+	+/-	-	0	-	+	-	0	-	++	-
479a	+/-	+	+/-	-	0	-	+	-	0	-	--	-
554	+/-	+	+/-	-	0	-	+	-	0	-	-	-
562/415	+/-	+	+/-	-	0	-	+	-	0	-	++	-
626	+/-	+	+/-	--	0	-	+	-	0	-	-	-
627	+/-	+	+/-	--	0	-	+	-	0	-	-	-
628	+/-	+	+/-	--	0	-	+	-	0	-	-	-
629	+/-	+	+/-	--	0	-	+	-	0	-	-	-
701	+/-	+	+/-	--	-	-	+	-	0	-	++	-
707	+/-	+	+/-	--	0	-	+	-	0	-	--	-
708	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Employment Sites												
E04a	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E04b	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E05	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E15a	+/-	+	+/-	--	-	+	0	-	0	-	0	++
E30	+/-	0	+/-	-	-	-	0	-	+/-	-	0	++
E31	+/-	+	+/-	--	0	-	0	-	0	-	0	++
E32	+/-	+	+/-	--	0	-	0	-	0	-	0	++

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
E33	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E37a/b	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E38	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E39	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E41	+/-	+	+/-	--	-	+	0	-	0	-	0	++
E42	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E43	+/-	0	-	--	-	-	0	-	0	-	0	++
E45	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E46	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E47	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E48	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E49	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E50	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E51a	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E51b	+/-	+	+/-	--	0	-	0	-	0	-	0	++
E52	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E53	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E54	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E55	+/-	0	+/-	--	0	+	0	-	0	-	0	++
E56	+/-	+	-	--	-	-	0	-	0	-	0	++
E57	+/-	+	+/-	-	-	-	0	-	0	-	0	++
Gypsy and Traveller Sites												
GT01	+/-	+	+/-	--	-	+	+/-	-	0	+	--	--
GT02	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT03	+/-	+	+/-	-	0	+	+/-	-	0	-	--	--
GT04	+/-	0	+/-	--	0	-	+/-	-	0	-	--	+
GT05	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT06	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT07	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT08	+/-	+	+/-	--	-	+	+/-	-	0	-	--	+
GT09	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT10	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT11	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT12	+/-	0	+/-	--	-	-	+/-	-	0	-	--	--
GT13	+/-	+	+/-	--	0	+	+/-	-	0	-	++	--
GT14	+/-	+	+/-	--	-	-	+/-	-	0	-	--	+
GT15	+/-	+	+/-	0	-	+	+/-	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
GT16	+/-	+	+/-	0	-	+	+/-	-	0	-	-	-
GT17	+/-	+	+/-	-	0	-	+/-	-	0	-	--	--
GT18	+/-	+	+/-	-	0	+	+/-	-	0	-	++	--
GT19	+/-	+	+/-	--	-	+	+/-	-	0	-	--	+
GT20	+/-	+	+/-	-	-	-	+/-	-	0	-	--	+
GT23	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT24	+/-	+	+/-	-	0	-	+/-	-	0	-	-	-
GT27	+/-	+	+/-	-	0	-	+/-	-	0	-	--	+
GT30	+/-	0	+/-	--	-	+	+/-	-	0	-	--	--
GT32	+/-	0	+/-	-	-	+	+/-	-	0	-	++	--
GT33	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT34	+/-	+	+/-	--	-	+	+/-	-	0	-	--	-
GT35	+/-	+	+/-	-	0	-	+/-	-	0	-	-	+
GT36	+/-	+	+/-	--	0	+	+/-	-	0	-	--	-
TSP01	+/-	+	+/-	-	-	+	+/-	-	0	-	-	+

7 Recommendations

- 7.1.1 SA is an iterative process. Throughout the local plan review, Lepus has made recommendations to the plan-makers to help shape the emerging Plan (see **Table 7.11**). These recommendations are not exhaustive. Further recommendations will be provided where appropriate throughout the plan making process,
- 7.1.2 These recommendations have been presented to SSDC who have carefully considered Lepus' suggestions. SSDC's comments are also presented in **Table 7.11**.

Table 7.1: Recommendations for improvements to the Plan

SA Objective	SA sub-category	SA Recommendations	SSDC Response
1. Climate Change Mitigation	Sustainable transport	<ul style="list-style-type: none"> • Ensure development proposals are located in close proximity to sustainable transport options. • Ensure development proposals are located in close proximity to essential services and facilities to help reduce reliance on personal car use. • Improve access to services and facilities, through provision of bus stops and bus services, and/or improvements to the local pedestrian and cycle networks. • Ensure development proposals take into consideration the findings of the Staffordshire Local Transport Plan⁶⁴. • Sustainable transport options should be provided and promoted across the Plan area. • Provide necessary infrastructure to encourage low carbon options, including electric vehicle charging points being incorporated into development proposals. • Ensure the provision and improvement of the telecommunication network to enable home-working and reduce the need to travel. • Aim to protect and enhance public space to encourage safe walking and cycling opportunities. • Where appropriate, site-specific Transport Plans should be prepared. 	<ul style="list-style-type: none"> • Distances to local services will be weighed up in the round alongside all other site selection criteria when assessing potential sites, and each site selection pro-forma will include distances to local bus stops, rail links, convenience stores and the nearest educational facility to ensure this can be considered. • The Council will continue to work with Staffordshire County Council (the Highways Authority) to ensure Local Transport Plan recommendations are reflected in site allocations where relevant. • The Council is jointly undertaking a climate change study with other southern Staffordshire authorities to scope out potential for renewable energy, low-carbon design interventions and electric vehicle charging points. • Duty to Co-operate discussions will be undertaken with both the Highways Authority for Staffordshire and adjoining highways authorities once site allocations are identified to explore possibility for new/amended bus routes to serve larger scale allocations, as well as detailed highways mitigation/transport plan requirements for eventual applications to deliver new growth. • Where appropriate/feasible, permeable green infrastructure networks and cycle routes will be

⁶⁴ Staffordshire County Council (2011) Staffordshire Local Transport Plan 2011. Available at:
<https://www.staffordshire.gov.uk/Transport/transportplanning/localtransportplan/Documents/staffordshirelocaltransportplan2011strategyplan.pdf> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
			designed into the masterplans of large-scale housing allocations
	Energy efficiency	<ul style="list-style-type: none"> • Ensure development proposals are built to high standards of design and construction. This would include efficient energy and water use, and the reuse of materials where possible. • Consider supporting development proposals which meet 'excellent' BREEAM standards⁶⁵ or equivalent. • Consider setting higher standards than required by the Building Regulations⁶⁶ for residential-led developments but no greater than Code for Sustainable Homes (CFSH) Level 4⁶⁷. • Development proposals should aim to be carbon neutral. • Employment development proposals should aim to exceed the standards set out in the Building Regulations⁶⁸. • Where appropriate, ensure development proposals maximise opportunities for natural heating and ventilation. • Seek to achieve no biodegradable waste to landfill to reduce emissions, in line with 'Net Zero The UK's contribution to stopping global warming'⁶⁹. • Consider retrofitting buildings to make them more energy efficient. 	<ul style="list-style-type: none"> • The Council has recently declared a climate emergency and is currently considering implementation measures to address this through a member challenge panel. • The Council is currently testing options for energy and water efficiency and carbon reduction standards in residential development through the emerging Local Plan viability study, including options for Code for Sustainable Homes Level 4 compliant homes, on-site renewables and electric vehicle charging points. • The Council is jointly undertaking a climate change study with other southern Staffordshire authorities, which (amongst other issues) will include examination of carbon capture and storage and potential for energy efficient building design recommendations.

⁶⁵ Scoring and Rating BREEAM assessed buildings. Available at: https://www.breeam.com/domrefurbmanual/content/03scoring/01scoring_and_rating.htm [Date Accessed: 28/11/19]

⁶⁶ MHCLG (2016) Building Regulations: Approved Document. Available at: <https://www.gov.uk/government/collections/approved-documents> [Date Accessed: 28/11/19]

⁶⁷ Department for Communities and Local Government (2010) Code for Sustainable Homes Technical Guide November 2010. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/5976/code_for_sustainable_homes_techguide.pdf [Date Accessed: 28/11/19]

⁶⁸ MHCLG (2016) Building Regulations: Approved Document. Available at: <https://www.gov.uk/government/collections/approved-documents> [Date Accessed: 28/11/19]

⁶⁹ Committee on Climate Change (2019) Net Zero The UK's contribution to stopping global warming. Available at: <https://www.theccc.org.uk/publication/net-zero-the-uks-contribution-to-stopping-global-warming/> [Date Accessed: 28/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Development proposals should be built in accordance with the Staffordshire Renewable/ Low Carbon Energy Study⁷⁰ and the South Staffordshire Climate Change Strategy⁷¹. It is recommended that these documents are updated. Evidence the carbon capture and storage properties of the Plan area. Consider local partnerships to establish locally appropriate solutions to the climate crisis. 	
	Natural environment	<ul style="list-style-type: none"> Increase the provision of the green and blue infrastructure network across the Plan area. It is recommended that a Green Infrastructure Plan or Strategy is prepared. Consider using a Green Infrastructure Standard in the emerging policy or SPD, such as 'Building with Nature'⁷² Ensure agricultural-related development proposals take into consideration the latest guidance on climate and farming, for example; 'Climate Smart Agriculture: Mapping guidance on climate change'⁷³ and 'Land use: Reducing emissions and preparing for climate change'⁷⁴. 	<ul style="list-style-type: none"> The Council is currently preparing a refreshed Open Space Audit and Strategy, a Sports Facilities and Playing Pitch Strategy and nature network recovery mapping, which will be undertaken in conjunction with the Staffordshire Wildlife Trust. The Council will include development management policies to clarify that development should minimise impacts on, and provide net gains for, biodiversity.
	Fluvial flood zones	<ul style="list-style-type: none"> Development proposals and LPR policies should take into consideration the outputs of the Strategic Flood Risk Assessment⁷⁵. 	<ul style="list-style-type: none"> The Council has prepared a Strategic Flood Risk Assessment and is consulting with the

⁷⁰ Camco (2010) Staffordshire County-wide Renewable/ Low Carbon Energy Study. Available at:

<https://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/examination/c/C71StaffordshireCountyWideRenewableLowCarbonEnergyStudy2010.pdf> [Date Accessed: 21/11/19]

⁷¹ South Staffordshire District Council (2008) South Staffordshire Council Climate Change Strategy. Available at: <https://www.sstaffs.gov.uk/doc/171942/name/Climate%20Change%20Strategy%20final.pdf/> [Date Accessed: 21/11/19]

⁷² Building with Nature (2019) Available at: <https://www.buildingwithnature.org.uk/about> [Accessed: 16/06/21]

⁷³ Evidence on Demand (2013) Climate Smart Agriculture: Mapping guidance on climate change. Available at: https://assets.publishing.service.gov.uk/media/57a08a05e5274a31e00003a0/EoD_HD091_Oct2013_CSAG.pdf [Date Accessed: 28/11/19]

⁷⁴ Committee on Climate Change (2018) Land use: Reducing emissions and preparing for climate change. Available at: <https://www.theccc.org.uk/wp-content/uploads/2018/11/Land-use-Reducing-emissions-and-preparing-for-climate-change-CCC-2018.pdf> [Date Accessed: 28/11/19]

⁷⁵ JBA Consulting (2019) Southern Staffordshire Councils Level 1 Strategic Flood risk Assessment. Available at: <https://www.sstaffs.gov.uk/doc/181158/name/2018s1642%20-%20Southern%20Staffordshire%20SFRA%20Final%20Report%20v20.pdf/> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
2. Climate Change Adaptation		<ul style="list-style-type: none"> A sequential, risk-based approach should be followed in regard to development proposals within flood zones. Ensure development proposals do not result in the exacerbation of fluvial flood risk in surrounding areas. Where appropriate, a site-specific flood risk assessment should be carried out. Using relevant data sources, ensure development proposals incorporate green infrastructure where appropriate. 	<p>Environment Agency through the Local Plan's preparation to ensure the sequential test is properly followed.</p> <ul style="list-style-type: none"> Wherever possible, the Council will avoid putting vulnerable uses within Flood Zones 2 & 3, ensuring any sites allocated containing areas of Flood Zones 2 & 3 give these areas over to water compatible uses (e.g. green infrastructure). If necessary, the Council will ensure a level 2 SFRA is prepared to inform potential growth location at ROF Featherstone.
	Surface water flood zones	<ul style="list-style-type: none"> Where possible, avoid development in areas of high-risk surface water flooding. Ensure development proposals incorporate Sustainable Drainage Systems. Development proposals should take into account the recommendations of the Sustainable Drainage Systems non-statutory technical standards for sustainable drainage systems⁷⁶. Ensure development proposals do not result in the exacerbation of surface water flood risk in surrounding areas. Enhancement of the local blue and green infrastructure network would be likely to have benefits in regard to surface water flood risk. Development proposals should be built in accordance with the Surface Water Management Plan⁷⁷ and the Penkridge Surface Water Management Plan⁷⁸. 	<ul style="list-style-type: none"> To address the impacts of surface water flooding on specific sites, the Council has consulted with the Lead Local Flood Authority prior to site selection to ensure any allocated sites can avoid/mitigate any areas of high-risk surface water flooding and are not likely to exacerbate surface water flood risk in surrounding areas. The Council will ensure SuDS and Lead Local Flood Authority design guidance on SuDS is reflected in development management policies within the Local Plan review.

⁷⁶ DEFRA (2015) Sustainable Drainage Systems. Non-statutory technical standards for sustainable drainage systems. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf [Date Accessed: 21/11/19]

⁷⁷ Royal Haskoning (2010) Southern Staffordshire Surface Water Management Plan: Phase 1. Available at: https://www.sstaffs.gov.uk/doc/171944/name/SWMP_FINAL1.pdf/ [Date Accessed: 21/11/19]

⁷⁸ Royal Haskoning (2011) Southern Staffordshire Surface Water Management Plan: Phase 2 Penkridge. Available at: https://www.sstaffs.gov.uk/doc/171945/name/Penkridge_Phase2_SWMP_Finalpdf%20%28web%20version%29.pdf/ [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
3. Biodiversity and Geodiversity	International/European designated sites	<ul style="list-style-type: none"> Development proposals which have the potential to adversely affect Natura 2000 sites should take into account the findings of the Habitats Regulations Assessment. Ensure development proposals which have the potential to adversely impact Cannock Chase SAC are built and designed in accordance with the 'Guidance to mitigate the impact of new residential development'⁷⁹ and other relevant documents within the Evidence Base. Documents within the Evidence Base should be updated to take into consideration the details of the LPR. Promote development which aims to provide supporting habitat to nearby Natura 2000 sites. 	<ul style="list-style-type: none"> The Council is a partner of Cannock Chase SAC Partnership, which is a Duty to Co-operate body including Natural England which co-ordinates preparation of evidence base to address strategic HRA related issues. The Council is preparing a Habitat Regulations Assessment to inform the Local Plan review. Development management policies to protect international/European designated sites will be reflected in the Local Plan review.
	Nationally designated sites	<ul style="list-style-type: none"> Ensure development proposals aim to protect and enhance the intrinsic qualities of nearby SSSIs. 	<ul style="list-style-type: none"> Development management policies to protect nationally designated sites will be reflected in the Local Plan review.
	Locally designated sites	<ul style="list-style-type: none"> Ensure development proposals aim to protect and enhance the identified special qualities of LNRs and SBIs. 	<ul style="list-style-type: none"> Development management policies to protect locally designated sites will be reflected in the Local Plan review.
	Non-designated biodiversity sites	<ul style="list-style-type: none"> Ensure development proposals protect and enhance ancient woodland. Ensure development proposals aim to maintain and enhance areas of priority habitat and seek to protect and recover priority species. 	<ul style="list-style-type: none"> The Council will include development management policies to clarify that development should minimise impacts on, and provide net gains for, biodiversity. The Council will include development management policies to protect woodland and trees within the Local Plan review, reflecting the importance of retaining trees, hedges and woodland, whilst providing design policies to ensure provision of new tree planting wherever possible.

⁷⁹ South Staffordshire District Council (no date) Cannock Chase Special Area of Conservation (SAC): guidance to mitigate the impact of new residential development. Available at: <https://www.sstaffs.gov.uk/doc/171679/name/Cannock%20Chase%20SAC%20Financial%20Contributions%20-%20December%202014%20%28update%20May15%29.pdf/> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
	Green network	<ul style="list-style-type: none"> Ensure biodiversity net gain is achieved on all development proposals. Where appropriate, support development proposals which use the Biodiversity Metric 2.0⁸⁰ (or equivalent) to measure biodiversity net gain. Protect and enhance the local green and blue infrastructure networks. Improve resilience and connectivity of biodiversity sites through landscape scale management. It is recommended that a Green Infrastructure Plan or Strategy is prepared. Retain individual trees, groups of trees, hedges and woodland. Ensure the provision of trees where appropriate. It is recommended that a Tree and Woodland Strategy is prepared. Ensure development proposals consider the wider benefits of natural capital and ecosystem services. Ensure development proposals set out ways to maintain and enhance links to the surrounding green network. It is recommended that Evidence Base documents in relation to biodiversity (including the 2001 Biodiversity Action Plan and 2008 Enhancing Biodiversity Planning Guidance) are updated in accordance with the latest guidance. 	<ul style="list-style-type: none"> The Council is currently preparing nature network recovery mapping in conjunction with the Staffordshire Wildlife Trust to inform the Local Plan review. The Council will include development management policies to clarify that development should minimise impacts on, and provide net gains for, biodiversity. The Council will include development management policies to protect woodland and trees within the Local Plan review, reflecting the importance of retaining trees, hedges and woodland, whilst providing design policies to ensure provision of new tree planting wherever possible.
4. Landscape and Townscape	Nationally designated landscapes	<ul style="list-style-type: none"> Ensure policies within the LPR refer to and reflect key principles of the Cannock Chase AONB Management Plan⁸¹ and other relevant documents within the Evidence Base. Development proposals which could potentially result in adverse effects on the AONB should be subject to a Landscape and Visual Impact Assessment (LVIA). 	<ul style="list-style-type: none"> The Council is an active partner in the Cannock Chase AONB Officer Working Group, Visitor Management Task and Finish Group and Landscape Task and Finish Group, which have responsibility for delivering the actions of the Cannock Chase AONB Management Plan – this includes the preparation of an AONB design guide and guidance on the protection of AONB views

⁸⁰ Natural England (2019) Biodiversity Metric 2.0. Available at: <http://publications.naturalengland.org.uk/publication/5850908674228224> [Date Accessed: 29/11/19]

⁸¹ Cannock Chase AONB Partnership (2019) Cannock Chase AONB Management Plan 2019-2024. Available at: <https://cannock-chase.co.uk/wp-content/uploads/2019/10/AONB-Cannock-Chase-Management-Plan-2019-24.pdf> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
			<p>and setting, with work on both currently underway to inform the Local Plan review.</p> <ul style="list-style-type: none"> The Council has undertaken an extensive Landscape Sensitivity Assessment in partnership with the Black Country authorities, which included consideration of the setting of Cannock Chase AONB.
	Locally designated landscapes	<ul style="list-style-type: none"> Ensure development proposals aim to protect and enhance the special qualities of the surrounding Country Parks. 	<ul style="list-style-type: none"> The Council proposes to retain locally designated Historic Landscape Areas through the Local Plan review, recognising their important historic landscape character and setting.
	Landscape character	<ul style="list-style-type: none"> Ensure development proposals are in-keeping with the local landscape character and the findings of the most recent Landscape Character Assessment⁸² and the Landscape Sensitivity Study⁸³. Where appropriate, retain individual trees, groups of trees, hedges, woodland and other landscape features and enhance these areas where there is the potential for development to impact the local landscape character. Ensure development proposals are in accordance with the Landscape Sensitivity Study⁸⁴. Ensure development proposals are constructed in accordance with appropriate design guides and codes, including the 'Design: process and tools'⁸⁵ government guidance. 	<ul style="list-style-type: none"> The Council has undertaken an extensive Landscape Sensitivity Assessment in partnership with the Black Country authorities, which will be balanced against other factors in each site selection pro-forma. The potential for significant loss of trees/woodland/mature hedgerow planting will be noted in each site selection pro-forma to inform the site selection process. The Council will ensure that development management design policies promote integration between new development and the surrounding area's character, whilst promoting the need for the

⁸² Staffordshire County Council (2000) Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan 1996 – 2011 Available at: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/NaturalEnvironmentLandscape.aspx> [Date Accessed: 28/11/19]

⁸³ South Staffordshire Council (2015) Landscape Sensitivity Study. Available at: <https://www.sstaffs.gov.uk/doc/171818/name/LandscapeSensitivityStudyHousing.pdf/> [Date Accessed: 28/11/19]

⁸⁴ South Staffordshire District Council (2015) Landscape Sensitivity Study. Available at: <https://www.sstaffs.gov.uk/doc/171818/name/LandscapeSensitivityStudyHousing.pdf/> [Date Accessed: 21/11/19]

⁸⁵ MHCLG (2019) Guidance. Design: process and tools. Available at: <https://www.gov.uk/guidance/design> [Date Accessed: 28/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Ensure development proposals are visually attractive, sympathetic to the local character and promote a strong sense of place. 	<p>retention of existing landscape features (e.g. trees, hedgerows, woodland etc.).</p> <ul style="list-style-type: none"> The Council has recently updated its District Design Guide, which is to be retained within development management policy guidance.
	PRoW network and local properties	<ul style="list-style-type: none"> Development proposals which have the potential to significantly adversely affect views experienced by users of the PRoW network or local residents should incorporate appropriate mitigation. Where appropriate, retain individual trees, groups of trees, hedges and woodland and enhance these areas where there is the potential for development to impact the views currently experienced from the PRoW network or from local properties. 	<ul style="list-style-type: none"> The Council has undertaken an extensive Landscape Sensitivity Assessment in partnership with the Black Country authorities, which considered views from the PRoW network and other sensitive visual receptors in concluding on an area's landscape sensitivity.
	Urbanisation and coalescence	<ul style="list-style-type: none"> Support development proposals which are in accordance with the findings of the Green Belt Study⁸⁶. Policy DS1: Green Belt, it is recommended that the draft policy wording provides greater clarification about the nature and location of the proposals to provide compensatory improvements to the environmental quality and accessibility within the Green Belt, following the release of land for planned allocations. 	<ul style="list-style-type: none"> The Council has undertaken an extensive Green Belt Study in partnership with the Black Country authorities, which will be weighed amongst other considerations in each site selection pro-forma to inform the site selection process. For the four largest proposed sites (Policies SA1, SA2, SA3 and SA4) compensatory green infrastructure is delivered within the remaining Green Belt/Open Countryside land directly adjacent to the proposed allocation On smaller Green Belt sites, policies to secure offsite playing pitch, open space and biodiversity net gain commuted sums will offer significant opportunities to improve remaining land within the Green Belt in the vicinity of such proposals

⁸⁶ LUC (2019) South Staffordshire Green Belt Study: Stage 1 and 2 Report. Available at: <https://www.sstaffs.gov.uk/doc/181123/name/South%20Staffs%20GB%20Stage%201%20and%202%20Report%20FINAL%20v1%20-%20web%20copy.pdf/> [Date Accessed: 22/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
5. Pollution and Waste	General policy wording	<ul style="list-style-type: none"> Detailed policy working could clarify the protection of human and ecological receptors in relation to sources of pollution. 	<ul style="list-style-type: none"> Final policy wording at the Regulation 19 stage will clarify the protection of human and ecological receptors in relation to sources of pollution.
	Air pollution	<ul style="list-style-type: none"> Where appropriate, planning obligations should be used to secure contributions to tackle poor air quality or for air quality monitoring. Development should take into consideration recommendations within the Air Quality Action Plan⁸⁷ and the outputs of the Annual Status Reports⁸⁸. 	<ul style="list-style-type: none"> The site selection process will involve consultation with the Council's Environmental Health team to identify sites where air quality may be an issue at an early stage.
	Noise pollution	<ul style="list-style-type: none"> Ensure visual and auditory buffers are incorporated at the edge of development proposals located in close proximity to railway lines to help mitigate noise pollution. Ensure development proposals which could potentially result in an increase in noise disturbance are adequately mitigated, for example, through efficient layout of development, restrict activities at certain times or the use of noise insulation. Development proposals should aim to protect areas identified as tranquil. An example method for identifying tranquillity include 'Mapping Tranquillity'⁸⁹. 	<ul style="list-style-type: none"> The site selection process will involve consultation with the Council's Environmental Health team to identify sites where noise pollution may be an issue at an early stage.
	Water pollution	<ul style="list-style-type: none"> Ensure adequate water resources, wastewater and sewage treatment infrastructure is in place alongside development proposals. Development proposals should be built in accordance with recommendations within the Water Cycle Study⁹⁰ and other relevant documents within the Evidence Base, including Water Resource Management Plans, Catchment Flood Management Plan and Basin 	<ul style="list-style-type: none"> The Council will ensure that a requirement for SuDS in accordance with Lead Local Flood Authority design guidance is reflected in development management policies within the Local Plan review. The Council has commissioned an update to the Water Cycle Study jointly with other Staffordshire

⁸⁷ South Staffordshire District Council (2008) Air Quality Action Plan. Available at: <https://www.sstaffs.gov.uk/doc/171950/name/Air%20Quality%20Action%20Plan%202008.pdf/> [Date Accessed: 21/11/19]

⁸⁸ South Staffordshire Council (2019) Annual Status Report. Available at: <https://www.sstaffs.gov.uk/environment/air-quality.cfm> [Date Accessed: 02/12/19]

⁸⁹ CPRE (2005) Mapping Tranquillity. Available at: <https://www.cpre.org.uk/resources/mapping-tranquillity/> [Date Accessed: 04/12/19]

⁹⁰ Royal Haskoning (2010) Southern Staffordshire Outline Water Cycle Study. Available at: https://www.sstaffs.gov.uk/doc/171943/name/WCS_Final.pdf/ [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<p>Management Plans. It is recommended that the Water Cycle Study is updated.</p> <ul style="list-style-type: none"> Where appropriate, incorporate Sustainable Drainage Systems into developments. 	<p>authorities, ensuring that this can inform site specific requirements where necessary.</p> <ul style="list-style-type: none"> Severn Trent Water have been consulted at each stage of Local Plan review's preparation and have been actively engaged in the preparation of the updated Water Cycle Study to ensure any capacity issues are picked up as early as possible within the Local Plan review process.
	Waste	<ul style="list-style-type: none"> Development proposals should demonstrate measures to minimise waste generation during construction. Development proposals should integrate well-designated waste storage space to facilitate effective waste storage, recycling and composting. Development proposals should take into consideration the Joint Waste Core Strategy 2010 – 2026⁹¹. Support development proposals which aim to achieve higher water efficiency standards of 110 litres per person per day in line with the G2 of the Building Regulations⁹². 	<ul style="list-style-type: none"> Design policies and guidance in the Local Plan Review will insure the well-integrated design of waste storage as part of new developments. Construction Environment Management Plans will be secured on major developments, offering opportunities to minimise waste during the construction process. The Council is testing the scope for development to accommodate additional design requirements, including water efficiency standards, through the emerging Local Plan viability evidence base.
6. Natural Resources	Previously undeveloped land	<ul style="list-style-type: none"> Development proposals located on previously developed land should be prioritised. Avoid development proposals that would result in a loss of 20ha or more of soil. The retention of trees and other vegetation should be encouraged to help retain the stability of the soil and prevent erosion. 	<p>Where available and suitable brownfield sites exist within the District, the Council has sought to maximise their use in the housing land supply as set out below;</p> <ul style="list-style-type: none"> All planning permissions in the District (including those in village development boundaries)

⁹¹ Staffordshire County Council and Stoke-on-Trent City Council (2013) Staffordshire and Stoke-on-Trent Joint Waste Core Strategy 2010 – 2026. Available at: <https://www.sstaffs.gov.uk/doc/173368/name/5848.pdf/> [Date Accessed: 21/11/19]

⁹² MHCLG (2016) Building Regulations. Sanitation, hot water safety and water efficiency: Approved Document G. Available at: <https://www.gov.uk/government/publications/sanitation-hot-water-safety-and-water-efficiency-approved-document-g> [Date Accessed: 29/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Effective management should be in place to help prevent pollution and unnecessary compaction of soils during construction. Consider the requirement for Construction Environmental Management Plans in Planning Conditions. Where sites contain bare soil following construction of development, it is recommended that vegetation, in particular native plant species, be used to cover the ground. 	<p>contribute towards the Local Plan target, reducing the amount of greenfield land allocations needed.</p> <ul style="list-style-type: none"> The recent Site Allocations Document 2018 has sought to allocate all brownfield land options available at that point in time to ensure any Green Belt release in that document was fully justified. Although the Council's potential sources of housing land supply have not changed substantially since 2018, the emerging Local Plan review spatial housing strategy has sought to direct growth towards areas of potentially suitable previously developed land where possible, subject to confirmation of their deliverability through the site selection process. The Council is mindful of the need to reduce greenfield loss, but this has to be balanced against the need to meet the housing target and the relative sustainability of large sites options within the District (many of which are well over 20ha), where there may be more opportunities for onsite infrastructure and services. Through consultation with the Council's Environmental Health team and the Highways Authority, Construction Environmental Management Plans will be agreed at the appropriate stage in the site development process.
	ALC Grade	<ul style="list-style-type: none"> Avoid development proposals that would result in the loss of BMV land. Where appropriate, site-specific ALC studies should be carried out. Where possible, provide green infrastructure or open space in areas of BMV within a site boundary. 	<ul style="list-style-type: none"> The Council is mindful of the need to reduce BMV land loss, but this has to be balanced against the need to meet the housing target and the need for additional greenfield/agricultural land to be developed to meet these housing targets.

SA Objective	SA sub-category	SA Recommendations	SSDC Response
			<ul style="list-style-type: none"> Natural England appear to warn against using the strategic scale maps for site specific assessment – in reality, Natural England’s regional ALC map and likelihood of ALC map indicate that almost all of the District is likely to be BMV agricultural land of one grade or another, meaning it is unlikely that the Council can avoid development proposals that would result in the loss of BMV land.
	Mineral extraction	<ul style="list-style-type: none"> Avoid development proposals located in areas identified as having potential for mineral extraction and safeguard potential areas for extraction. Ensure development proposals take into consideration the findings of the Minerals Local Plan⁹³. 	<ul style="list-style-type: none"> Mineral safeguarding areas are noted in the site selection pro-forma, although it should be noted that a very large number of sites within the District fall within a mineral safeguarding area of one form or another, so it is unlikely that development within them can be safeguarded wholesale whilst achieving a sustainable pattern of development. Staffordshire County Council (the minerals authority) and adjacent local planning authorities will continue to be engaged through the preparation of the Local Plan review to ensure any site-specific mineral constraints are avoided/mitigated as far as possible.
	Contaminated land	<ul style="list-style-type: none"> Ensure development proposals on contaminated land are only permitted where it can be demonstrated that the contamination can be effectively managed or remediated so that it is appropriate for the proposed use. 	<ul style="list-style-type: none"> Site selection involves consultation with the Council’s Environmental Health team to identify sites where contamination may be an issue at an early stage.

⁹³ Staffordshire County Council (2017) The Minerals Local Plan for Staffordshire 2015 to 2030. Available at:
<https://www.staffordshire.gov.uk/environment/planning/policy/thedevelopmentplan/mineralslocalplan/mineralsLocalPlan.aspx> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Development proposals should be in accordance with the Contaminated Land Strategy⁹⁴. It is recommended that this is updated. 	
7. Housing	Provision of housing/ accommodation	<ul style="list-style-type: none"> Avoid development proposals that would result in the net loss across the Plan area of housing/ accommodation. Ensure development proposals for residential-led use cumulatively meet the identified housing and accommodation needs of the Plan area. Ensure the delivery of an appropriate density, mix and type of housing across the Plan area, including affordable housing and accommodation meeting the needs of Gypsies and Travellers, the elderly population and the disabled. Where appropriate, provision should be made for residential care homes and other specialist accommodation needs. Ensure all development proposals are built to a high-quality design in line with the 'Design: process and tools'⁹⁵ government guidance. Residential development proposals should take into consideration the Greater Birmingham Strategic Growth Study⁹⁶ and other relevant documents within the Evidence Base. 	<ul style="list-style-type: none"> Housing mix policies and new housing policies based off up-to-date SHMA and Council Housing Strategy, informed by engagement with developers, registered providers, elderly housing specialists within Staffordshire County Council. DM policies within the Local Plan review; design requirements for specialist elderly accommodation to guide development, refreshing SHMA and examining market position statements to examine where site specific housing mix may best accommodate elderly/specialist housing. New DM design policies in line with principles with National Design Guide. The Council's housing target and preferred spatial distributions for growth are informed by the findings of the Greater Birmingham Strategic Growth Study and other relevant documents within the evidence base, such as the cross boundary Green Belt Study undertaken jointly with the Black Country. The Council is testing the scope for development to accommodate additional design requirements, such as M4(2) and M4(3).

⁹⁴ South Staffordshire Council (2001) Contaminated Land Strategy. A strategy for the identification and investigation of contaminated land in South Staffordshire. Available at: https://www.sstaffs.gov.uk/doc/171953/name/contaminated_land_strategy.pdf/ [Date Accessed: 21/11/19]

⁹⁵ MHCLG (2019) Guidance. Design: process and tools. Available at: <https://www.gov.uk/guidance/design> [Date Accessed: 28/11/19]

⁹⁶ WL Hearn and Wood Plc (2018) Greater Birmingham HMA Strategic Growth Study: A Strategic Growth Study into the Greater Birmingham and Black Country Housing Market Area. Available at: https://www.sstaffs.gov.uk/doc/178250/name/Greater%20Birmingham%20HMA_Strategic%20Growth%20Study_lowres%20FINAL%20version.pdf/ [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
8. Health and Wellbeing	Access to health-related facilities	<ul style="list-style-type: none"> Improve access to NHS hospitals, GP surgeries and leisure centres through improved provision of sustainable transport options such as bus stops and bus services. This could also include the provision of direct bus services to nearby hospitals. Ensure the retention of existing GP surgeries and leisure centres across the Plan area. Increase the provision or capacity of GP surgeries and leisure centres across the Plan area. Development proposals should take into consideration the findings of the Sports Halls Need Assessment⁹⁷ and Swimming Pool Assessment⁹⁸, along with other relevant documents within the Evidence Base. It is recommended that a Health Impact Assessment is prepared. 	<ul style="list-style-type: none"> The Council is proactively engaging Clinical Commissioning Groups within and adjacent to South Staffordshire to identify GPs with capacity/quality issues that may be addressed through new development. The Council is currently updating its Sports Facilities and Playing Pitch Strategy to inform the Local Plan review and requirements from new development sites.
	Air pollution	<ul style="list-style-type: none"> Where possible, reduce the reliance on personal car use for residents, through the development of sustainable transport links and cleaner alternatives. Avoid development proposals located within AQMAs. Where appropriate, planning obligations should be used to secure contributions to tackle poor air quality and for air quality monitoring. Development should take into consideration recommendations within the Air Quality Action Plan⁹⁹ and the outputs of the Annual Status Reports¹⁰⁰. 	<ul style="list-style-type: none"> The site selection process has involved consultation with the Council's Environmental Health team to identify sites where air quality may be an issue at an early stage. The Council has avoided prioritising growth in AQMAs within the District, although there are growth areas adjacent to parts of the neighbouring Black Country authorities (i.e. Dudley, Wolverhampton and Walsall), which are covered by blanket AQMA; the Council will engage with neighbouring authorities to address any cross-

⁹⁷ Sport England (2016) Strategic Assessment of Need for Sports Halls Provision in South Staffordshire: Facility Planning Model Local Runs. Available at: <https://www.sstaffs.gov.uk/doc/180473/name/20160826%20South%20Staffs%20Sports%20Halls%20FPM%20Report.pdf/> [Date Accessed: 21/11/19]

⁹⁸ Sport England (2019) Strategic Assessment for Provision of Swimming Pools South Staffordshire Council: Sport England Facilities Planning Model Report. Available at: <https://www.sstaffs.gov.uk/doc/180474/name/South%20Staffordshire%20Swimming%20Pools%20FPM%20%20Local%20Report%20Final%20Jan%202019.pdf/> [Date Accessed: 21/11/19]

⁹⁹ South Staffordshire District Council (2008) Air Quality Action Plan. Available at: <https://www.sstaffs.gov.uk/doc/171950/name/Air%20Quality%20Action%20Plan%202008.pdf/> [Date Accessed: 21/11/19]

¹⁰⁰ South Staffordshire Council (2019) Annual Status Report. Available at: <https://www.sstaffs.gov.uk/environment/air-quality.cfm> [Date Accessed: 02/12/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
			boundary infrastructure/environmental issues such as this through the Duty to Co-operate.
	Access to natural and outdoor spaces	<ul style="list-style-type: none"> • Avoid development proposals that would result in a loss of public greenspace. • Improve or enhance the PRow and cycle network across the Plan area. It is recommended that a Rights of Way Improvement Plan is prepared. • Provide or improve safe pedestrian and cycle access to public greenspaces and open spaces. • Development proposals should be in accordance with the Open Space Strategy¹⁰¹. • Ensure development proposals do not result in detrimental impacts to the safety of pedestrians and cyclists. 	<ul style="list-style-type: none"> • The Council are preparing an updated Open Space Audit and Strategy, which will feed into new development management policies to secure new/improved open space within the District. • Where opportunities to improve or enhance the PRow/cycle network arise on specific sites (e.g. where a site is adjacent to or bisected by such infrastructure) this is noted in the site selection pro-forma to ensure the opportunity is picked up in preparing site masterplans/design codes.
	Amenity and community cohesion	<ul style="list-style-type: none"> • Ensure development proposals take into account privacy, access to sunlight, noise and disturbance, vibration, artificial lighting, odor, crime and safety. • Ensure residential development proposals incorporate functional private or communal open space, including green space. • Ensure development proposals provide adequate indoor space in line with, or beyond, the requirements set out in the technical housing standards¹⁰². • Ensure the provision of local services and community facilities where there is an identified need in the local area. Where appropriate, consider the option for community ownership of some facilities and services. • Ensure development proposals promote a safe and accessible neighbourhood, helping to reduce crime and the fear of crime. • Ensure development proposals promote social interaction, including the establishment of strong neighbourhood centres. 	<ul style="list-style-type: none"> • The Council has scoped in the nationally described space standards into the emerging Local Plan viability study to ensure that, if chosen as a design requirement, it can be secured on all properties. • Space about dwelling standards, which ensure sufficient separation distances/amenity space in dwellings, will be updated and carried forward into Local Plan review. • New facilities and services will be provided on large scale sites where a need is evidenced (e.g. shortfall in school places). • An Equality Impact Assessment will be prepared at each consultation stage.

¹⁰¹ South Staffordshire District Council (2017) Open Space Study 2014 – 2028. Available at: <https://www.sstaffs.gov.uk/doc/176408/name/FINAL%20Open%20Space%20Strategy%202014-2028.pdf/> [Date Accessed: 21/11/19]

¹⁰² MHCLG (2015) Technical housing standards – nationally described space standards. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf [Date Accessed: 22/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Consider supporting the use of the 'Secured by Design'¹⁰³ scheme in relation to crime prevention. It is recommended that an Equality Impact Assessment is prepared. 	
9. Cultural Heritage	Heritage assets	<ul style="list-style-type: none"> Avoid development proposals that would be likely to result in substantial harm to the significance of a heritage asset. Ensure the protection and, where appropriate, enhancement of heritage assets, including their settings. Development proposals within or within the setting of a Conservation Area should adhere to the principles set out in the relevant Conservation Area Management Plan¹⁰⁴. Development proposals which have the potential to result in substantial harm to the significance of a heritage asset should be subject to a site-specific Heritage Statement. Where a development proposal could potentially coincide with an archaeological feature, the site should be subject to an appropriate archaeological desk-based assessment. Where a development proposal could potentially result in substantial harm to the significance of a historic asset, clear justification should be provided, for example public benefits. 	<ul style="list-style-type: none"> Where opportunities to improve or enhance the PRoW/cycle network arise on specific sites (e.g. where a site is adjacent to or bisected by such infrastructure) this is noted in the site selection pro-forma to ensure the opportunity is picked up in preparing site masterplans/design codes. The Council is preparing an update of its, which examines the direct and indirect heritage effects arising from all sites proposals in a consistent manner, having regard to designations such as Conservation Areas, and identifies where mitigation might be necessary to ensure heritage effects are fully addressed.
	Historic character	<ul style="list-style-type: none"> Have regard to the findings of the Historic Environment Character Assessment¹⁰⁵ in selecting locations for growth. Ensure all development proposals adhere to the recommendations within the Historic Environment Character Assessment¹⁰⁶. Ensure the LPR takes a positive approach to the conservation, enjoyment and understanding of the historic environment. 	<ul style="list-style-type: none"> Historic towns identified in the HECA (i.e. Penkridge, Kinver and Brewood) have been noted as a constraint when considering different spatial housing options in the Spatial Housing Strategy and Infrastructure Delivery consultation.

¹⁰³ Secured by Design. Available at: <https://www.securedbydesign.com/> [Date Accessed: 28/11/19]

¹⁰⁴ South Staffordshire District Council. Conservation Areas. Available at: <https://www.sstaffs.gov.uk/planning/conservation-areas.cfm> [Date Accessed: 21/11/19]

¹⁰⁵ South Staffordshire District Council (2011) Historic Environment Character Assessment: South Staffordshire. Available at: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Documents/SouthStaffordshireHEA-FinalReport.pdf> [Date Accessed: 20/11/19]

¹⁰⁶ Ibid

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Ensure development proposals seek to protect and enhance the historic character and local distinctiveness of the area. Development proposals should be of high-quality design that aims to maintain and enhance the character of the local area. 	<ul style="list-style-type: none"> At a site-specific level, the findings of the HECA have informed an update of the Council's Historic Environment Site Assessment, which examined the direct and indirect heritage effects arising from all sites proposals in a consistent manner. New conservation/ design development management policies will be written into the Local Plan to ensure development proposals maintain and enhance the character of the local area.
10. Transport and Accessibility	Access to sustainable transport options	<ul style="list-style-type: none"> Focus development in locations which have or can have sustainable modes of transport, for example within a sustainable distance to a bus service or railway station. Ensure the retention of existing bus stops and bus services. Increase the provision of bus stops and bus services across the Plan area. Improve access to railway stations, through provision of bus stops and bus services, and/or improvements to the local pedestrian and cycle networks. Improve and enhance the PRoW and cycle network across the Plan area. It is recommended that a Right of Way Improvement Plan is prepared. Ensure development proposals consider the recommendations of the National Cycling Strategy¹⁰⁷. Aim for all development proposals to result in people friendly streets. Ensure development proposals do not result in detrimental impacts to the safety of pedestrians and cyclists. Development proposals should be accessible and adaptable in line with M4(2) of the Building Regulations¹⁰⁸. 	<ul style="list-style-type: none"> The Council's preferred spatial housing strategy has been informed by locations of rail links and accessibility mapping, particularly to nearby employment opportunities, as set out in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation. Sites' distance to bus and rail links (where relevant) via safe well-lit walking routes are noted in the site selection pro-formas, ensuring this issue informs site selection. Where sites are adjacent to existing cycle routes this is noted in the site selection pro-forma, to ensure potential for expansion of a route into a development site informs future site development requirements. The Council is testing the scope for development to accommodate additional design requirements, such as electric vehicle charging points through the emerging Local Plan viability evidence base.

¹⁰⁷ National Cycling Strategy. Available at: <http://www.nationalcyclingstrategy.org.uk/> [Date Accessed: 02/12/19]

¹⁰⁸ MHCLG (2016) Building Regulations. Access to and use of buildings: Approved Document M. Available at: <https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m> [Date Accessed: 28/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Ensure development proposals take into consideration access needs for wheelchair users and residents with reduced mobility. Development proposals should consider safety, congestion and the environment when the proposals would be likely to result in new or altered access to the transport network or the creation of new transport infrastructure. Ensure development proposals take into consideration the access of HGV and emergency vehicles. Electric vehicle charging points should be incorporated into development proposals. Ensure the provision and improvement of the telecommunication network to enable home-working and reduce the need to travel. Development proposals should take into consideration the findings of the Staffordshire Local Transport Plan¹⁰⁹. It is recommended that a Cycling and Walking Infrastructure Plan is prepared. 	<ul style="list-style-type: none"> The Council will continue to consult the Highways Authority on both the selection of sites and through the planning application process to ensure satisfactory site access, highways mitigation and emergency/HGV access can be provided as appropriate.
	Access to local services	<ul style="list-style-type: none"> Exclude development proposals not located within a sustainable distance to local services, for example a post office or convenience store. Ensure the retention of existing local services and facilities across the Plan area. Improve access to local services, either through provision of bus stops and bus services, or improvements to the local pedestrian and cycle networks. Ensure the provision of local services and facilities in line with the identified need for the local area. 	<ul style="list-style-type: none"> Distances to local services will be weighed up in the round alongside all other site selection criteria when assessing potential sites, and each site selection pro-forma will include distances to local bus stops, rail links, convenience stores and the nearest educational facility to ensure this can be considered. Development management policies will be drafted to ensure the retention of existing local services and facilities. Where sites offer opportunities to deliver new local facilities/infrastructure, this will be reflected in planning policy requirements for the sites.

¹⁰⁹ Staffordshire County Council (2011) Staffordshire Local Transport Plan 2011. Available at:

<https://www.staffordshire.gov.uk/Transport/transportplanning/localtransportplan/Documents/staffordshirelocaltransportplan2011strategyplan.pdf> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<ul style="list-style-type: none"> Ensure development proposals in rural settlements take into consideration the findings of the Rural Services and Facilities Audit¹¹⁰. 	<ul style="list-style-type: none"> Development levels allocated to rural settlements has had regard to the Rural Services and Facilities Audit, with the draft spatial housing strategy directing greater levels of housing growth to Tier 1 and 2 settlements than to Tier 3 and 4 settlements.
11. Education	Access to primary and secondary education	<ul style="list-style-type: none"> Avoid development proposals that are not located within a sustainable distance to a primary and/or secondary school. Ensure the retention of existing primary and secondary schools across the Plan area. Increase the provision and capacity of primary and secondary schools across the Plan area in line with the identified need. Work with Staffordshire County Council to improve access to primary and secondary schools, either through provision of bus stops and bus services, or improvements to the local pedestrian and cycle networks. This could also include the provision of school-only bus services. Work with Staffordshire County Council to ensure development provides a sufficient variety of school places. 	<ul style="list-style-type: none"> Distances to local services will be weighed up in the round alongside all other site selection criteria when assessing potential sites, and each site selection pro-forma will include distances to local bus stops, rail links, convenience stores and the nearest educational facility to ensure this can be considered. Development management policies will be drafted to ensure the retention of existing local services and facilities. The Council will continue to liaise with the Education Authority for Staffordshire and neighbouring local authorities to ensure necessary developer contributions to increasing school capacity are secured and will ensure this is drafted into Local Plan policies.
12. Economy and Employment	Provision of employment floorspace	<ul style="list-style-type: none"> Avoid development proposals that would result in the net loss across the Plan area of employment floorspace. Develop criteria-based policies for when change of use from employment to other uses will be considered. Ensure development proposals for employment-led use cumulatively meet the identified employment needs of the Plan area. This should be 	<ul style="list-style-type: none"> Criteria-based development management policies to govern changes of use for employment land will be included in the Local Plan review. The preparation of the Council's Stage 2 Economic Development Needs Assessment is underway – this and confirmation of the extent of unmet employment needs from the Black Country authorities will assist the Council in identifying how

¹¹⁰ South Staffordshire District Council (2019) Rural Services and Facilities Audit. Available at: <https://www.sstaffs.gov.uk/doc/181112/name/Rural%20Services%20%26%20Facilities%20Audit%202019.pdf/> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
		<p>in accordance with the latest Economic Development Needs Assessment¹¹¹.</p> <ul style="list-style-type: none"> • Ensure development proposals are in accordance with the recommendations of the West Midlands Strategic Employment Sites Study¹¹², the Sub Regional High-Quality Employment Land Study¹¹³ and other relevant documents within the Evidence Base. • Development proposals which would exceed the identified employment need for the Plan area should ensure the proposal would not result in an increase need for residential development or other infrastructure. • If a residential-led proposal would be likely to result in the loss of employment land, the viability of and access to the existing employment opportunities should be considered. • A range of types and sizes of employment should be available across the Plan area. 	employment land may be best allocated in the plan area.
	Access to employment opportunities	<ul style="list-style-type: none"> • Ensure residential-led proposals are located in close proximity to bus stops or other sustainable transport options to reach employment opportunities. • Improve access to employment opportunities, through provision of bus stops and bus services, and/ or improvements to the local pedestrian and cycle networks. • Ensure the provision and improvement of the telecommunication network to enable home-working and reduce the need to travel. 	<ul style="list-style-type: none"> • The Council's Spatial Housing Strategy and Infrastructure Delivery consultation and Rural Services and Facilities Audit were both informed by different broad locations' relative access to employment opportunities via bus and rail links. • Distances to local services will be weighed up in the round alongside all other site selection criteria when assessing potential sites, and each site selection pro-forma will include distances to local bus stops, rail links, convenience stores and the

¹¹¹ Warwick Economics and Development (2018) South Staffordshire Economic Development Needs Assessment. Available at: <https://www.sstaffs.gov.uk/doc/179880/name/South%20Staffs%20EDNA%20Final%20Report%2007%2009.pdf/> [Date Accessed: 21/11/19]

¹¹² Peter Brett Associated (2015) West Midlands Strategic Employment Sites Study. Available at: <https://www.sstaffs.gov.uk/doc/171822/name/Final%20version%20WM%20Strategic%20Sites%20Study%201.pdf/> [Date Accessed: 21/11/19]

¹¹³ Warwick Economic and Development (2014) Black Country and South Staffordshire Sub Regional High-Quality Employment Land Study. Available at: <https://www.sstaffs.gov.uk/doc/171820/name/WECD%20SRELS%20Stage%201%20Report%20Final%202.pdf/> [Date Accessed: 21/11/19]

SA Objective	SA sub-category	SA Recommendations	SSDC Response
			nearest educational facility to ensure this can be considered.

8 Next Steps

8.1 Consultation on the Regulation 18 (III) SA Report

8.1.1 This Regulation 18 (III) SA Report is subject to consultation.

8.1.2 This report represents the latest stage in the ongoing SA and plan-making process. Lepus welcome comments on this SA and will use them to inform subsequent stages of the assessment process.

8.2 Responding to the consultation

8.2.1 This Regulation 18 (III) SA Report will be published by the SSDC for consultation.

8.2.2 All responses on this consultation exercise should be sent to localplans@sstaffs.gov.uk.

Habitat Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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Appendix A: SA Framework for the South Staffordshire LPR

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
1	Climate Change Mitigation: Minimise the district's contribution to climate change.	<p>Increase energy consumption or GHG emissions?</p> <p>Generate or support renewable energy?</p>	<ul style="list-style-type: none"> • Energy consumption; • GHG emissions; • Access to sustainable transport; • Green infrastructure (carbon sink).
2	Climate Change Adaptation: Plan for the anticipated impacts of climate change.	<p>Increase the number of residents at risk of flooding?</p> <p>Increase the risk of flooding?</p>	<ul style="list-style-type: none"> • EA Flood Map for Planning; • Surface water flood risk; • The number of developments given planning permission on floodplains contrary to EA advice; • Presence or loss of green infrastructure.
3	Biodiversity and Geodiversity: Protect, enhance and manage the flora, fauna, biodiversity and geodiversity assets of the district.	<p>Result in a net loss of vegetation?</p> <p>Protect or enhance wildlife sites or biodiversity hotspots?</p> <p>Protect or enhance geodiversity hotspots?</p>	<ul style="list-style-type: none"> • Number of planning approvals which generate adverse impacts on sites of biodiversity importance; • Length of greenways constructed; • Percentage of major development generating overall biodiversity enhancement; • Hectares of biodiversity habitat delivered through strategic site allocations; • Impacts on geodiversity sites.

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
4	Landscape and Townscape: Conserve, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening their distinctiveness.	Protect or enhance the local landscape?	<ul style="list-style-type: none"> • Use of locally sourced materials; • Is development in-keeping with surroundings?; • Impacts on existing setting; • Alter the urban / rural fringe; • Increase the risk of coalescence; • Amount of new development in the AONB with commentary on likely impact.
		Protect or enhance the local townscape?	
5	Pollution and Waste: Reduce waste generation, increase the reuse of, and recycling of, materials whilst minimizing the extent and impacts of water, air and noise pollution.	<p>Increase waste production?</p> <p>Increase the risk of air, noise or water pollution?</p> <p>Increase the number of residents exposed to the risk of air, noise or water pollution?</p>	<ul style="list-style-type: none"> • Number of residents in areas of poor air quality; • Proximity to pollutants (e.g. busy roads, airports); • Quality of waterways in or adjacent to sites; • Local increases in road traffic or congestion; • The number of developments given planning permission contrary to Environment Agency advice relating to river water quality or the protection of groundwater; • Proximity to AQMAs and current AQMA status.
6	Natural Resources: Protect, enhance and ensure the efficient use of the district's land, soils and water.	<p>Impact on demand capacity of local water sources?</p> <p>Use previously developed land or existing buildings?</p> <p>Result in the loss of local soils?</p>	<ul style="list-style-type: none"> • Proportion of previously developed land; • Use of existing buildings; • Likely impacts on soil fertility, structure and erosion; • Agricultural Land Classification; • Mineral Safeguarding Sites; • Re-use of contaminated land.

#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
7	Housing: Provide a range of housing to meet the needs of the community.	<p>Ensure that residents will have the opportunity to meet in a home which meets their needs?</p> <p>Result in the loss of, or otherwise impact on, any existing housing?</p>	<ul style="list-style-type: none"> • Proportion of affordable housing; • Impacts on existing houses and estates; • Number of care homes; • Total number of homes planned for site.
8	Health and Wellbeing: Safeguard and improve the physical and mental health of residents.	<p>Provide residents with adequate access to necessary health facilities and services?</p> <p>Encourage healthy lifestyles?</p>	<ul style="list-style-type: none"> • Access to health facilities; • Percentage of District's population with access to a natural greenspace within 400m of their home; • Local air quality; • Hectares of accessible open space per 1,000 population.
9	Cultural Heritage: Conserve, enhance and manage sites, features and areas of historic and cultural importance.	<p>Will the proposal conserve heritage assets/the historic environment?</p> <p>Will the proposal enhance heritage assets/the historic environment?</p>	<ul style="list-style-type: none"> • Number of Listed Buildings adversely impacted by development; • Number of Listed Buildings partially damaged or lost; • Number of archaeological sites, scheduled monuments and registered parks adversely impacted by development; • Quantity of development which is discordant with the relevant management plans but given planning permission in Conservation Areas.
10	Transport and Accessibility: Improve the choice and efficiency of sustainable transport in the district and reduce the need to travel.	<p>Improve travel choice, reduce journey need and shorten the length and duration of journeys?</p> <p>Improve accessibility to key services and amenities for existing and new residents?</p>	<ul style="list-style-type: none"> • Distance and accessibility to public transport options; • Distance and accessibility to key services and amenities, as well as employment opportunities; • Suitability of existing routes of access into sites, considering anticipated increases in usage.

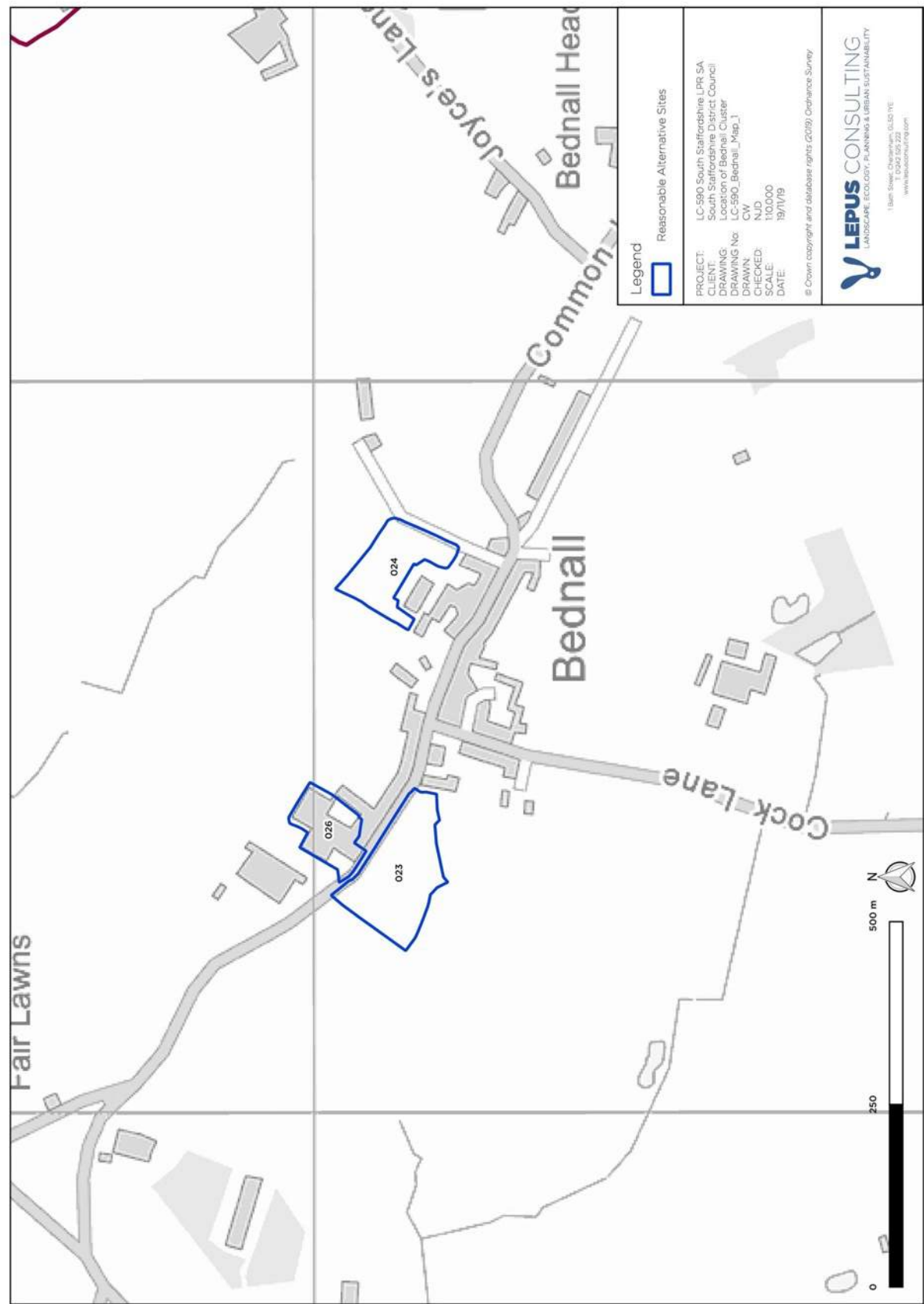
#	SA Objective	Decision making criteria: Will the option/proposal...	Indicators include (but are not limited to)
11	Education: Improve education, skills and qualifications in the district.	<p>Raise educational attainment levels for residents in the district?</p> <p>Offer residents with frequent, affordable and sustainable access to educational facilities?</p>	<ul style="list-style-type: none"> Distance and accessibility to educational facilities, including primary and secondary schools; Local education attainment levels.
12	Economy and Employment: To support a strong, diverse, vibrant and sustainable local economy to foster balanced economic growth.	<p>Encourage sustainable economic growth?</p> <p>Ensure high and stable levels of employment?</p>	<ul style="list-style-type: none"> Access and distance to local employment opportunities; Local employment rates; Increases or decreases in quantity of employment land in the district; Support for sustainable businesses.

Appendix B: Reasonable Alternative Site Assessments

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B.1 Bednall



Bednall Cluster			
This cluster is located in the north of the South Staffordshire District. See the Bednall cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
023	Land west of Church Farm	Residential-led	1.75
024	Land at Bednall Hall Farm	Residential-led	1.07
026	Lower Bednall Farm – Site B	Residential-led	0.78

	1	2	3	4	5	6	7	8	9	10	11	12
Site Reference	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
023	+/-	+	-	--	-	-	+	-	-	-	-	--
024	+/-	+	-	--	-	-	+	-	-	-	-	--
026	+/-	+	-	--	-	+	+	-	--	-	-	--

B.1.1 SA Objective 1 – Climate Change Mitigation

B.1.1.1 See **section 3.1**.

B.1.2 SA Objective 2 – Climate Change Adaptation

B.1.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.1.2.2 **Surface Water Flooding:** All sites in this cluster have been determined to have a less than 0.1% chance of surface water flooding, and as such, a negligible impact would be expected for these three sites.

B.1.3 SA Objective 3 - Biodiversity & Geodiversity

B.1.3.1 **Natura 2000:** Sites 023, 024 and 026 are located approximately 1.8 km west of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these three sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.1.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.1.3.3 **SSSI IRZ:** ‘Cannock Chase’ SSSI is located approximately 1.6 km east of Bednall. All sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these three sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

B.1.4 SA Objective 4 – Landscape & Townscape

B.1.4.1 **AONB:** Cannock Chase AONB is located approximately 1.3 km east of the cluster. The proposed development at the three sites in this cluster could potentially have a minor negative impact on the setting of this nationally designated landscape.

B.1.4.2 **Green Belt Harm:** The release of Green Belt land at all three sites is considered by the Green Belt Study to result in ‘moderate-high’ harm to the Green Belt. Development of these sites has the potential to have a major negative impact.

B.1.4.3 **Landscape Sensitivity:** All three sites are considered by the Landscape Sensitivity Study to be within areas of ‘high’ landscape sensitivity in relation to development. Development of these sites has the potential to have a major negative impact.

B.1.4.4 **Country Park:** Cannock Chase Country Park is located approximately 1.8 km east of the cluster. The proposed development at the three sites in this cluster could potentially have a minor negative impact on views from this Country Park.

B.1.4.5 **Landscape Character:** All sites in this cluster are located within the Regional Character Area (RCA) ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*flat to gently undulating landform; intensive arable farmland; broadleaved and mixed woodlands; plantations and game coverts; parkland; [and] hedged field pattern*”. Site 026 comprises previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment. The proposed residential development at Sites 023 and 024 could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected at these two sites.

B.1.4.6 Views from the PRow Network: Sites 023 and 024 are located in close proximity to a PRow. The proposed development at these two sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.1.4.7 Views for Local Residents: The proposed development at Sites 023 and 024 could potentially alter the views experienced by local residents on Common Lane. Therefore, a minor negative impact on the local landscape would be expected.

B.1.4.8 Urbanisation of the Countryside: Sites 023 and 024 are located in the open countryside surrounding Bednall. The proposed development at these two sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.1.5 SA Objective 5 – Pollution & Waste

B.1.5.1 Groundwater SPZ: Sites 023, 024 and 026 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.1.6 SA Objective 6 – Natural Resources

B.1.6.1 Previously Developed Land: Site 026 comprises previously developed land. The proposed development at this site would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 023 and 024 comprise previously undeveloped land. The proposed development at these two sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.1.6.2 ALC: Sites 023 and 024 are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this agriculturally important natural resource.

B.1.7 SA Objective 7 – Housing

B.1.7.1 See **section 3.7**.

B.1.8 SA Objective 8 – Health & Wellbeing

- B.1.8.1 NHS Hospital:** The closest NHS hospital with an A&E department is County Hospital, located approximately 6km north of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.1.8.2 GP Surgery:** The closest GP surgery is Penkridge Medical Practice, located approximately 5km south west of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.1.8.3 Leisure Centre:** The closest leisure facility is Penkridge Leisure Centre, located approximately 4.6km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.1.8.4 AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.1.8.5 Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.1.8.6 Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.1.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. The proposed development at these three sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.1.9 SA Objective 9 – Cultural Heritage

- B.1.9.1 Grade II Listed Building:** Site 026 coincides with the Grade II Listed Building 'Barn incorporating Cowhouse approximately 5 yards north of Lower Farmhouse'. The proposed development at this site could potentially result in direct adverse impacts on this Listed Building, and as such, a major negative impact would be expected. Site 023 is located within approximately 80m from this Listed Building and four others including 'Church of All Saints'.

The proposed development at this site could potentially have a minor negative impact on the settings of these Listed Buildings. Site 024 is located approximately 190m from 'Church of All Saints' and three other Listed Buildings. However, this site and these Listed Buildings are separated by built form within Bednall. Therefore, the proposed development at this site would be expected to have a negligible impact on the settings of these Listed Buildings.

B.1.9.2 Archaeology: Site 024 coincides with the archaeological feature 'Bednall Hall Farm'. Site 026 coincides with 'Lower Farm, Bednall' and 'Lower Farmhouse Barn, Bednall'. Site 023 is located adjacent to 'Church Farm' and 'Acton Trussell Parish Road Network (circa 1776)'. The proposed development at these three sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.1.10 SA Objective 10 – Transport & Accessibility

B.1.10.1 Bus Stop: All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users' access to bus services.

B.1.10.2 Railway Station: The closest railway station is Penkridge Railway Station, located approximately 5.2km to the south west of the cluster. Therefore, the proposed development at the three sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.1.10.3 Pedestrian Access: All sites in this cluster currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.1.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these three sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.1.10.5 Local Services: The nearest convenience store is SPAR, located approximately 1.6km to the north of the cluster. All sites are located wholly outside the target distance to this convenience store. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.1.11 SA Objective 11 – Education

B.1.11.1 Primary School: Bednall is served by All Saints C of E Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these three sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

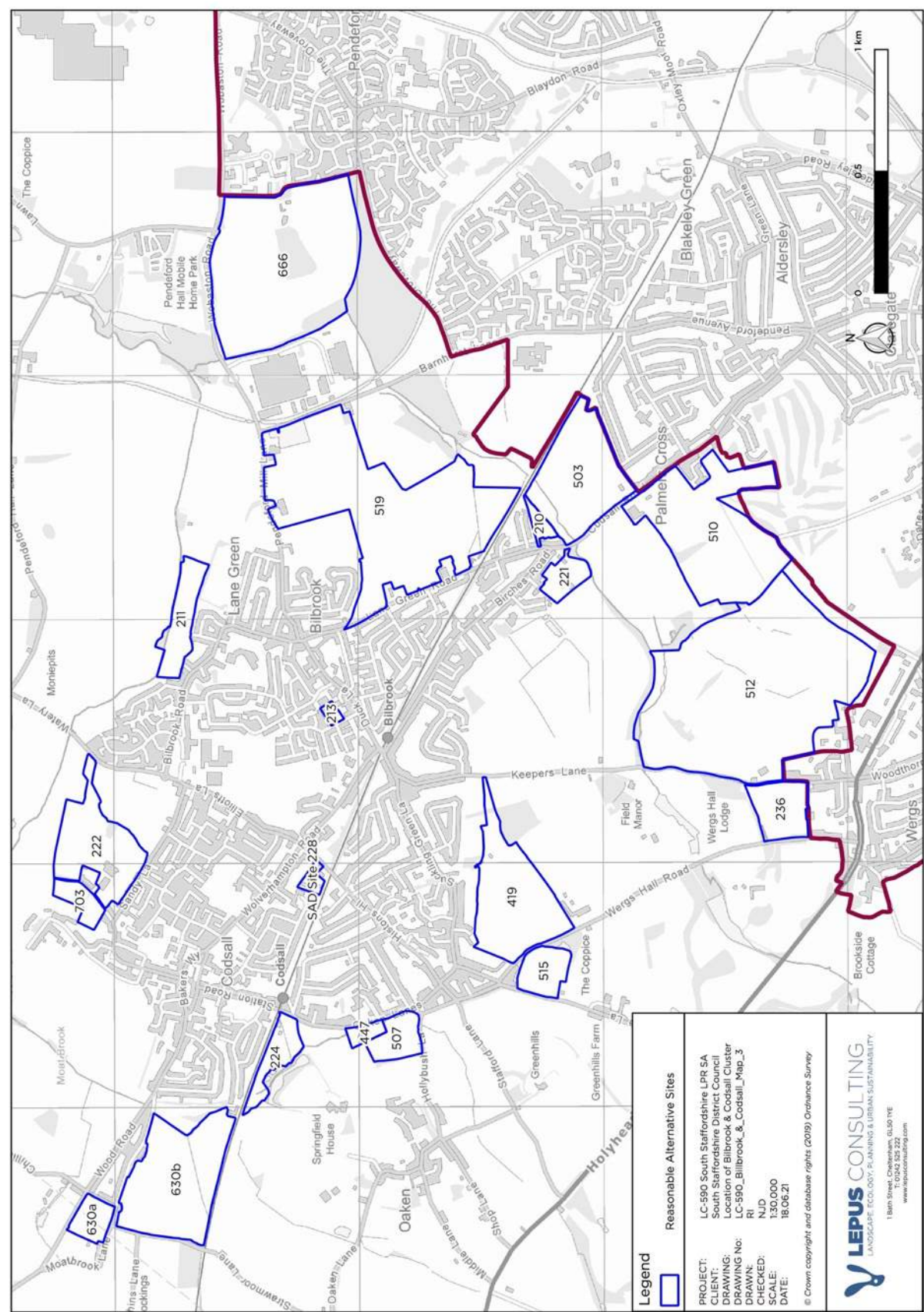
B.1.11.2 Secondary School: The closest secondary school to Bednall is Walton High School, located approximately 3km to the north of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.1.12 SA Objective 12 – Economy

B.1.12.1 Employment Floorspace: Site 026 currently coincides with 'All Seasons Fencing' and is proposed for residential-led end use. The proposed residential development at this site could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following the proposed development at this site.

B.1.12.2 Access to Employment: All sites in this cluster are located in areas outside of the Rural Services and Facilities Audit. The proposed development at these three sites could potentially restrict the access of site end users to employment opportunities, and therefore, a major negative impact would be expected.

B.2 Bilbrook and Codsall



Bilbrook and Codsall Cluster

This cluster is located in the centre of the South Staffordshire District. See the Bilbrook and Codsall cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
210	2 Lane Green Road, Codsall	Residential-led	1.00
211	Land north of Manor House Park	Residential-led	4.89
213	Bilbrook House, Carter Avenue, Bilbrook	Residential-led	0.51
221	Land at Dam Mill	Residential-led	2.48
222	Land at Sandy Lane	Residential-led	10.75
224	Land adjacent to 44 Station Road, Codsall	Residential-led	3.40
SAD 228	Former Adult Training Centre off Histons Hill	Residential-led	0.80
236	Land adjacent Wergs Hall Road and Keepers Lane	Residential-led	4.91
419a/b	Land at Keepers Lane (Safeguarded Land)	Residential-led	14.27
447	Land at Oaken Lodge, Oaken Lanes, Codsall	Residential-led	1.05
503	Land North Codsall Palmers Cross	Residential-led	14.18
507	Land at Hollybush Lane East 1	Residential-led	3.23
510	Land West of Codsall Road	Residential-led	22.99
512	Wergs Golf Club Keepers Lane	Residential-led	52.39
515	Land off Heath House Lane	Residential-led	3.52
519	Plan Land East of Bilbrook	Residential-led	41.39
630a	Land off Wood Road/Slate Lane	Residential-led	2.41
630b	Land off Moatbrook Lane Part B	Residential-led	16.93
666	Upper Pendeford Farm	Residential-led	35.14
703	Land north of Gunstone Lane	Residential-led	2.12

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
210	+/-	+	+/-	--	-	-	+	-	-	-	++	+
211	+/-	--	+/-	-	-	-	+	-	-	-	-	-
213	+/-	-	+/-	0	-	+	+	-	-	++	++	+
221	+/-	-	+/-	--	-	-	+	-	-	-	++	+
222	+/-	-	+/-	--	-	-	+	-	-	-	-	-
224	+/-	--	+/-	--	-	-	+	-	-	-	-	+
SAD 228	+/-	+	+/-	-	-	+	+	-	-	++	++	+
236	+/-	-	+/-	--	-	-	+	-	-	-	--	--
419a/b	+/-	+	+/-	-	-	-	+	-	-	-	--	-
447	+/-	--	+/-	--	-	-	+	-	-	-	-	+
503	+/-	--	+/-	--	-	-	+	-	-	-	++	+
507	+/-	-	+/-	--	-	-	+	-	-	-	-	-
510	+/-	--	-	--	-	-	+	-	-	-	++	+
512	+/-	--	-	--	-	-	+	-	0	-	--	-
515	+/-	+	+/-	--	-	-	+	-	-	-	--	-
519	+/-	--	+/-	--	-	-	+	-	-	-	-	-
630a	+/-	+	+/-	--	0	-	+	-	-	-	--	-
630b	+/-	--	+/-	--	-	-	+	-	-	-	--	-
666	+/-	--	-	--	-	-	+	-	-	-	-	-
703	+/-	+	+/-	--	-	-	+	-	-	-	-	-

B.2.1 SA Objective 1 – Climate Change Mitigation

B.2.1.1 See **section 3.1**.

B.2.2 SA Objective 2 – Climate Change Adaptation

B.2.2.1 **Fluvial Flooding:** Sites 211, 221, 503, 512, 519, 630b and 666 are located partially within Flood Zones 2 and 3. The proposed development at these seven sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 210, 213, 222, 224, SAD228, 236, 419a/b, 447, 507, 510, 515, 630a and 703 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 13 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.2.2.2 Surface Water Flooding: A proportion of Sites 211, 224, 447, 503, 510, 512, 519, 630b and 666 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these nine sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 507 coincides with areas determined to be at low and medium risk of surface water flooding, and a proportion of Sites 213, 222 and 236 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.2.3 SA Objective 3 - Biodiversity & Geodiversity

B.2.3.1 Natura 2000: Site 666 is located within 15km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at this site, due to the increased risk of development-related threats and pressures on this European designated site.

B.2.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.2.3.3 SSSI IRZ: ‘Big Hyde Rough’ SSSI is located approximately 5.2km north of the cluster, and ‘Four Ashes Pit’ SSSI is located approximately 6.5km to the north east. Site 666 is located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at this site could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.2.3.4 Priority Habitat: Sites 510 and 512 coincide with deciduous woodland priority habitat. The proposed development at these two sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.2.4 SA Objective 4 – Landscape & Townscape

B.2.4.1 Green Belt Harm: The release of Green Belt land at Sites 503, 507, 510, 512, 519 and 666 is considered by the Green Belt Study to result in ‘high’ levels of harm to the purposes of the Green Belt. Sites 210, 221, 222, 224, 236, 447, 515, 630a, 630b and 703 are assessed as being in areas where development of the site would result in ‘moderate-high’ harm to the Green Belt. Development of these 16 sites has the potential to have a major negative impact.

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- B.2.4.2 Release of land at Site 211 is considered to result in ‘moderate’ harm to the Green Belt purposes. Development of this site has the potential to have a minor negative impact.
- B.2.4.3 Sites 213, SAD228 and 419a/b were considered to be in areas where development of the sites would result in ‘very low’ or ‘low’ Green Belt harm. Development of these sites is likely to have a negligible impact.
- B.2.4.4 **Landscape Sensitivity:** Sites 224, 447 and 507 are considered by the Landscape Sensitivity Study to be within areas of ‘high’ landscape sensitivity. Sites 222, 236, 515, 630a, 630b and 703 are assessed as being in areas of ‘moderate-high’ landscape sensitivity. Development of these nine sites has the potential to have a major negative impact.
- B.2.4.5 Sites 210, 211, 221, 503, 510, 512, 519 and 666 are assessed as being in areas of ‘moderate’ landscape sensitivity. Development of these eight sites has the potential to have a minor negative impact.
- B.2.4.6 Sites 213, 419a/b and SAD228 were not assessed in the Landscape Sensitivity Study. Development of these three sites is likely to have a negligible impact.
- B.2.4.7 **Landscape Character:** Site 211 is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are “*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*”.
- B.2.4.8 Sites 221, 222, 224, 447, 503, 510, 512, 519, 630a, 630b and a proportion of Site 703 are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”.
- B.2.4.9 Sites 236, 419a/b, 515 and 666 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.
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- B.2.4.10 Site 447 comprises partially previously developed land and does not coincide with the key features of the 'Ancient Clay Farmlands' LCT; therefore, a negligible impact on the landscape character would be expected at this site. The proposed residential development at Sites 211, 221, 222, 224, 236, 419a/b, 503, 507, 510, 512, 515, 519, 630a, 630b, 666 and 703 could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected at these 16 sites.
- B.2.4.11 Sites 210, 213 and SAD228 are located in areas outside the scope of the character assessment, and as such, the proposed development at these three sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.2.4.12 **Views from the PRow Network:** Sites 211, 222 and 510 coincide with a PRow, and Sites 221, 224, 419a/b, 447, 503, 507, 519, 630b and 703 are located in close proximity to several PRows. The proposed development at these 12 sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.2.4.13 **Views for Local Residents:** The proposed development at Sites 210, 211, 221, 222, 224, SAD228, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b, 666 and 703 could potentially alter the views experienced by local residents, including those on Lane Green Road, Birches Road and Sandy Lane. Therefore, a minor negative impact on the local landscape would be expected.
- B.2.4.14 **Urbanisation of the Countryside:** Sites 211, 221, 222, 224, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b and 666 are located in the open countryside surrounding Codsall. The proposed development at these 16 sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.2.4.15 **Coalescence:** Sites 503, 510, 512, 519 and 666 comprise large areas of previously undeveloped land, situated between Codsall and the outskirts of Wolverhampton (Pendeford, Wergs and Tettenhall). The proposed development at these five sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.2.5 SA Objective 5 – Pollution & Waste

- B.2.5.1 **AQMA:** Sites 236, 503, 510, 512 and 666 are located adjacent to the Wolverhampton AQMA. A proportion of Sites 210 and 519 are also located within 200m of this AQMA. The proposed development at these seven sites would be likely to locate some site end users in areas of

existing poor air quality and therefore, a minor negative impact on local air quality would be expected.

B.2.5.2 Railway Line: A railway line passes through the centre of Bilbrook and Codsall, linking Wolverhampton to Shrewsbury. Sites 210, 224, SAD228, 503, 519 and 630b are located adjacent to this railway line. The proposed development at these six sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.2.5.3 Groundwater SPZ: Sites 210, 211, 213, 221, 222, 224, SAD228, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 666 and 703 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 18 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.2.5.4 Watercourse: Site 630b coincides with the Moat Brook, Site 211 is located adjacent to this watercourse, and a proportion of Sites 222 and 630a are located within 200m of this watercourse. Sites 503 and 512 coincide with the River Penk, Sites 221 and 666 are located adjacent to this watercourse, and Site 210 is located within 200m of this watercourse. Site 519 is located adjacent to the Shropshire Union Canal, and a proportion of the site is also located within 200m of the River Penk. The proposed development at these ten sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.2.6 SA Objective 6 – Natural Resources

B.2.6.1 Previously Developed Land: Sites 213 and SAD228 comprise previously developed land. The proposed development at these two sites would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 210, 211, 221, 222, 224, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b, 666 and 703 wholly or partially comprise previously undeveloped land. The proposed development at these 18 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.2.6.2 ALC: Sites 210, 221, 236, 419a/b, 503, 507, 510, 512, 515, 519, 630a, 630b and 666 are wholly or partially situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 13 sites, due to the loss of this agriculturally important natural resource. Sites 211, 222, 224, 447 and 703 are situated on 'urban' and/or ALC Grade 4 land, which is considered to be poor quality agricultural land. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.2.7 SA Objective 7 – Housing

B.2.7.1 See **section 3.7**.

B.2.8 SA Objective 8 – Health & Wellbeing

B.2.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located to the south east of the cluster. All sites are located wholly or partially outside the target distance to this hospital. The proposed development at the 20 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.2.8.2 GP Surgery: The closest GP surgeries are Russell House Surgery and Bilbrook Medical Centre, located towards the centre of the cluster. Sites 211, 213, 222, 224, SAD228 and 703 are located within the target distance to one of these GP surgeries. The proposed development at these six sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 210, 221, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b and 666 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these 14 sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.2.8.3 Leisure Centre: The closest leisure facility is Codsall Leisure Centre, located towards the centre of the cluster. Sites 211, 213, 222, 224, SAD228, 419a/b, 447, 507, 519 and 703 are located within the target distance to this leisure centre. The proposed development at these ten sites would be expected to have a minor positive impact on the access of site end users to this facility. Sites 210, 221, 236, 503, 510, 512, 515, 630a, 630b and 666 are located wholly or partially outside the target distance to this leisure centre, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.2.8.4 AQMA: Sites 236, 503, 510, 512 and 666 are located adjacent to the Wolverhampton AQMA. A proportion of Sites 210 and 519 are also located within 200m of this AQMA. The proposed development at these seven sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 211,

213, 221, 222, 224, SAD228, 419a/b, 447, 507, 515, 630a, 630b and 703 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these 13 sites.

B.2.8.5 Main Road: All sites in this cluster are located over 200m from a main road. The proposed development at these 20 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.2.8.6 Access to Public Greenspace: Sites 210, 211, 213, 221, 222, 224, SAD228, 236, 447, 503, 510, 512, 519 and 703 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 14 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 419a/b, 507, 515, 630a, 630b and 666 are located over 600m from a public greenspace. The proposed development at these six sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.2.8.7 Net Loss of Public Greenspace: Site 512 coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.

B.2.8.8 PRow/Cycle Network: Sites 210, 211, 213, 221, 222, 224, SAD228, 236, 419a/b, 447, 503, 507, 510, 515, 519, 630a, 630b and 703 are located within 600m of the PRow network. Sites 519 and 666 are also located within 600m of a cycle path. The proposed development at these 19 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. Site 512 is located over 600m from the PRow and cycle networks, and therefore, the proposed development at this site could potentially have a minor negative impact on pedestrian and cycle access.

B.2.9 SA Objective 9 – Cultural Heritage

B.2.9.1 Grade II* Listed Building: Site 222 is located approximately 200m from the Grade II* Listed Building 'Church of St Nicholas', and Site 703 is located approximately 120m from this Listed Building. However, these sites and Listed Building are separated by existing development and woodland. Therefore, the proposed development at these two sites would be expected to have a negligible impact on the setting of this Listed Building.

B.2.9.2 Grade II Listed Building: Site 224 is located adjacent to the Grade II Listed Building 'Railway Bridge Number 361' and approximately 60m from 'Codsall Railway Station and Footbridge'. Site 236 is located approximately 170m from 'Werg's Hall'. Sites 519 and 666 are located approximately 300m from 'Shropshire Union Canal Aqueduct carrying canal over River Penk

at N.G.R. SJ 8888103654'. Site 515 is located approximately 360m from 'Greenhills' and 'Coach House, Stable Block, Gate Piers to south west of Greenhills'. The proposed development at these five sites could potentially have a minor negative impact on the settings of these Listed Buildings. Sites 222, SAD228 and 510 are considered to be sufficiently separated from nearby Grade II Listed Buildings, such that the proposed development at these three sites would be expected to have a negligible impact on their settings.

B.2.9.3 Conservation Area: Sites 447 and 507 wholly coincide with 'Codsall, Bilbrook and Oaken' Conservation Area. Sites 222, 224 and 703 are located adjacent to this Conservation Area. The proposed development at these five sites could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.2.9.4 Archaeology: Sites 447 and 507 coincide with the archaeological feature 'Landscape Park, The Terrace, Oaken'. Site 630b coincides with 'Pennocrucium Roman Road (Kingswood to Pennocrucium)', 'Moor Hall and Moat, Strawmoor Lane, Codsall' and three findspots. Site 666 coincides with several archaeological features including 'Greensforge to Pennocrucium Roman Road (Pennocrucium Part)', 'Plough Headlands, Pendeford', 'Pillbox, Wobaston Road, Bilbrook'. Site 236 coincides with 'Walled Garden, Wergs Hall Park, Codsall'. Sites 222, 224, 519 and 630a are located adjacent to various archaeological features. The proposed development at these nine sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.2.9.5 Historic Character: Sites 222, 419a/b, 447, 507, 515, 630a and 703 are located within areas of high historic value. Sites 210, 211, 213, 221, 224, SAD228, 503, 510, 519 and 630b are located within an area of medium historic value. The proposed development at these 17 sites could potentially have a minor negative impact on historic character.

B.2.10 SA Objective 10 – Transport & Accessibility

B.2.10.1 Bus Stop: Sites 210, 213, 221, SAD228, 236 and 503 are located within the target distance to bus stops on Wolverhampton Road, Eastward Glen, Wesley Road and Birches Road, providing regular services. The proposed development at these six sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 211, 222, 224, 419a/b, 447, 507, 510, 512, 515, 519, 630a, 630b, 666 and 703 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these 14 sites could potentially have a minor negative impact on site end users' access to bus services.

- B.2.10.2 Railway Station:** The closest railway stations are Bilbrook Railway Station and Codsall Railway Station, both located towards the centre of the cluster. Sites 210, 211, 213, 221, 222, 224, SAD228, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b and 703 are located within the target distance to one or both of these railway stations, and therefore, the proposed development at these 19 sites would be expected to have a minor positive impact on site end users' access to rail services. Site 666 is located partially outside the target distance to these railway stations. Therefore, the proposed development at this site would be likely to have a minor negative impact on site end users' access to rail services.
- B.2.10.3 Pedestrian Access:** Sites 210, 211, 213, 221, 222, 224, SAD228, 503, 510, 515, 519, 666 and 703 are well connected to the existing footpath network. The proposed development at these 13 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 326, 419a/b, 447, 507, 512, 630a and 630b currently have poor access to the surrounding footpath network. The proposed development at these seven sites could potentially have a minor negative impact on local accessibility.
- B.2.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these 20 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.2.10.5 Local Services:** The nearest convenience stores include Co-op Food Codsall, One Stop in Bilbrook and Morrisons in Pendeford. Sites 213, 224 and SAD228 are located within the target distance to one of these convenience stores. Therefore, the proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites 210, 211, 221, 222, 236, 419a/b, 447, 503, 507, 510, 512, 515, 519, 630a, 630b, 666 and 703 are located outside the target distance to these convenience stores. The proposed development at these 17 sites could potentially have a minor negative impact on the access of site end users to local services.
- B.2.10.6** Sites 213 and SAD228 are located in close proximity to a bus stop, railway station and convenience store, and are well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at these two sites.

B.2.11 SA Objective 11 – Education

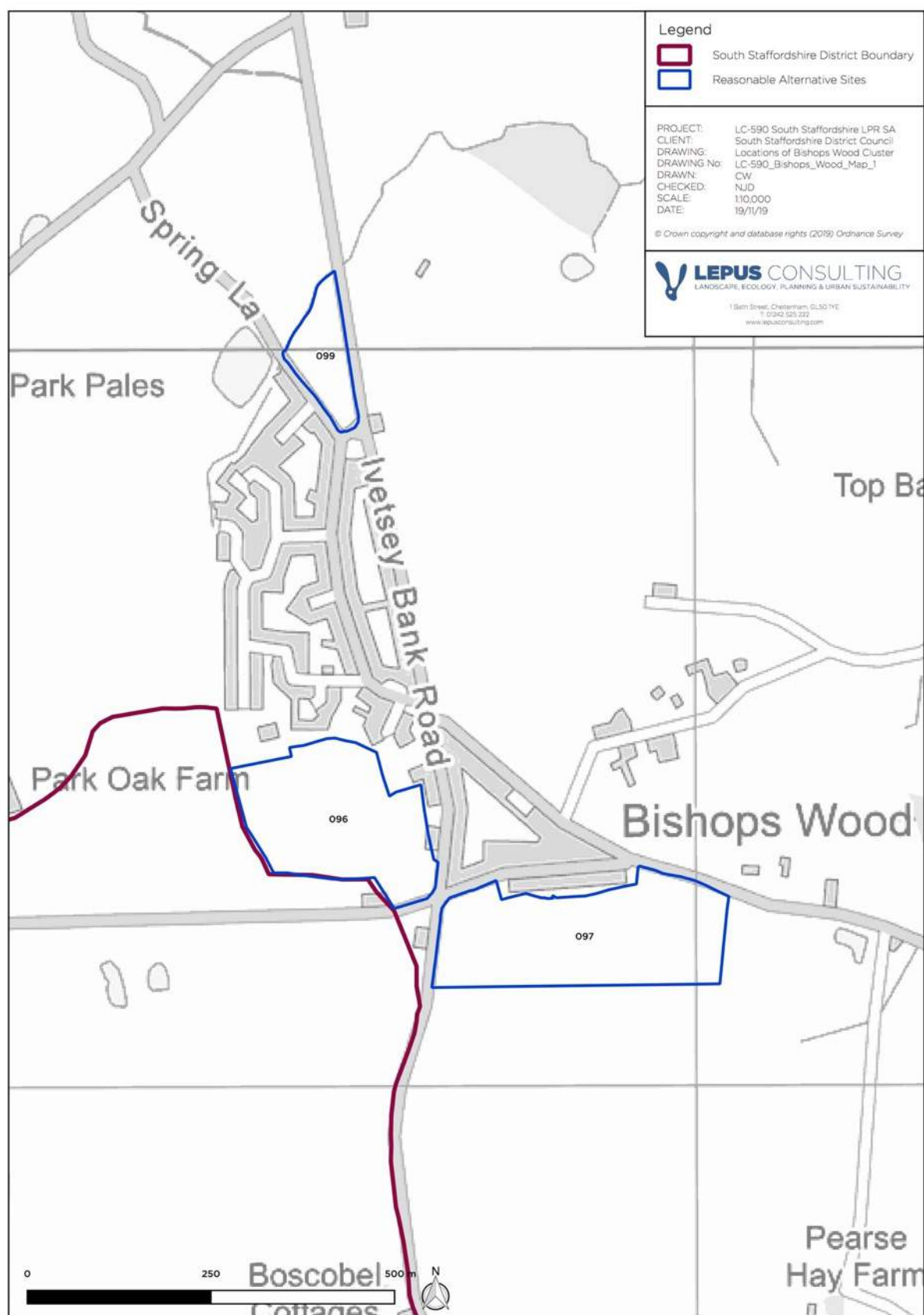
- B.2.11.1 Primary School:** Bilbrook and Codsall are served by several primary schools, including St Nicholas C of E First School, Lane Green First School, St Christophers Catholic Primary School, Birches First School and Palmers Cross Primary School. Sites 210, 221, SAD228, 231, 503 and 510 are located within the target distance to schools providing education for all primary ages. The proposed development at these six sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 211, 222, 224, 236, 447, 419a/b, 507, 512, 515, 519, 630a, 630b, 666 and 703 are located outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these 14 sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.2.11.2 Secondary School:** Bilbrook and Codsall are served by Codsall Community High School and Aldersley High School. Sites 210, 211, 213, 221, 222, 224, SAD228, 447, 503, 507, 510, 519, 666 and 703 are located within the target distance to one of these secondary schools. The proposed development at these 14 sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 236, 419a/b, 512, 515, 630a and 630b are located wholly or partially outside the target distance to these secondary schools, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of new residents to secondary education.
- B.2.11.3** The proposed development at Sites 236, 419a/b, 512, 515, 630a and 630b would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Sites 210, 213, 221, SAD228, 503 and 510 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.2.12 SA Objective 12 – Economy

- B.2.12.1 Employment Floorspace:** Site 236 currently coincides with 'Keepers Lane Nursery' and is proposed for residential-led end use. The proposed residential development at this site could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following the proposed development at this site.

B.2.12.2 Access to Employment: Sites 210, 213, 221, 224, SAD228, 447, 503 and 510 are located in areas with ‘reasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these eight sites would be expected to have a minor positive impact on site end users’ access to employment. Sites 211, 222, 236, 419a/b, 507, 512, 515, 519, 630a, 630b, 666 and 703 are located in or adjacent to areas with ‘poor’ or ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these 12 sites would be expected to have a minor negative impact on site end users’ access to employment.

B.3 Bishops Wood



Bishops Wood Cluster			
This cluster is located in the north west of the South Staffordshire District. See the Bishops Wood cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
096	Land off Offoxey Road and Ivetsey Bank Road	Residential-led	4.14
097	Land south of Bishops Wood	Residential-led	5.14
099	Land off Ivetsey Bank Road	Residential-led	1.15

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
096	+/-	+	-	--	0	-	+	-	-	-	-	-
097	+/-	+	-	--	0	-	+	-	-	-	-	-
099	+/-	+	-	--	0	-	+	-	0	-	-	-

B.3.1 SA Objective 1 – Climate Change Mitigation

B.3.1.1 See **section 3.1**.

B.3.2 SA Objective 2 – Climate Change Adaptation

B.3.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these three sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.3.2.2 **Surface Water Flooding:** All sites in this cluster have been determined to have a less than 0.1% chance of surface water flooding, and as such, a negligible impact would be expected for these three sites.

B.3.3 SA Objective 3 - Biodiversity & Geodiversity

B.3.3.1 **Natura 2000:** Sites 096, 097 and 099 are located approximately 3.1km south of 'Mottey Meadows' SAC. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

- B.3.3.2 **SSSI IRZ:** ‘Belvide Reservoir’ SSSI is located approximately 1.9km east of the cluster, ‘Big Hyde Rough’ SSSI is located approximately 2.7km to the south east and ‘Motte Meadows’ SSSI is located approximately 2.7km to the north. All sites in this cluster are located within an IRZ which states that “*residential development of 50 units or more*” should be consulted on. Therefore, the proposed development at these three sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.
- B.3.3.3 **Ancient Woodland:** Site 097 is located approximately 450m north of ‘Boscobel Dingle’ ancient woodland, and Site 096 is located approximately 550m from this ancient woodland. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.

B.3.4 SA Objective 4 – Landscape & Townscape

- B.3.4.1 **Green Belt Harm:** The release of Green Belt land at Sites 096, 097 and 099 is considered by the Green Belt Study to result in ‘moderate-high’ harm to the Green Belt purposes. Development of these three sites has the potential to have a major negative impact.
- B.3.4.2 **Landscape Sensitivity:** The landscape sensitivity at all three sites is assessed as ‘high’ according to the Landscape Sensitivity Study. Development of these sites has the potential to have a major negative impact.
- B.3.4.3 **Landscape Character:** All sites in this cluster are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”. The proposed residential development at these three sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.3.4.4 **Views from the PRow Network:** All sites in this cluster are located in close proximity to PRow. The proposed development at these three sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.3.4.5 **Views for Local Residents:** The proposed development at all three sites in this cluster could potentially alter the views experienced by local residents, including those on Ivetsey Bank Road, Tong Road and Royal Oak Drive. Therefore, a minor negative impact on the local landscape would be expected.

B.3.4.6 Urbanisation of the Countryside: All sites in this cluster are located in the open countryside surrounding Bishop's Wood. The proposed development at these three sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.3.5 SA Objective 5 – Pollution & Waste

B.3.5.1 Pollution: Sites 096, 097 and 099 are located over 200m from AQMAs, main roads, railway lines, groundwater SPZs and watercourses. Therefore, at this stage of assessment, a negligible impact would be expected at these three sites under the pollution objective.

B.3.6 SA Objective 6 – Natural Resources

B.3.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these three sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.3.6.2 ALC: All sites in this cluster are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this agriculturally important natural resource.

B.3.7 SA Objective 7 – Housing

B.3.7.1 See **section 3.7**.

B.3.8 SA Objective 8 – Health & Wellbeing

B.3.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 13km south east of the cluster. The proposed development at the three sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.3.8.2 GP Surgery: The closest GP surgery is Wheaton Aston Surgery, located approximately 3.6km north east of the cluster. The proposed development at the three sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.3.8.3 Leisure Centre: The closest leisure facility is Codsall Leisure Centre, located approximately 7km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

- B.3.8.4 **AQMA:** All three sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.3.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.3.8.6 **Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.3.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these three sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.3.9 SA Objective 9 – Cultural Heritage

- B.3.9.1 **Grade II Listed Building:** Site 096 is located adjacent to three Grade II Listed Buildings; ‘Cow House approximately 25m to north west of Acorn Cottage’, ‘Pig Sty approximately 25m to north west of Acorn Cottage’ and ‘Milestone in the grounds of Acorn Cottage’. Site 097 is located within 100m of these Listed Buildings, and also approximately 50m from ‘Church of St John’. The proposed development at these two sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.3.9.2 **Registered Park and Garden:** Site 097 is located approximately 800m from ‘Boscobel House’ RPG. The proposed development at this site could potentially have a minor negative impact on the setting of this RPG.
- B.3.9.3 **Archaeology:** Sites 096 and 097 are located adjacent to the archaeological feature ‘Brewood to Tong Road’. The proposed development at these two sites could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.3.10 SA Objective 10 – Transport & Accessibility

- B.3.10.1 **Bus Stop:** All sites in this cluster are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users’ access to bus services.

- B.3.10.2 Railway Station:** The closest railway station is Albrighton Railway Station, located approximately 5km to the south west of the cluster. Therefore, the proposed development at the three sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.3.10.3 Pedestrian Access:** All sites in this cluster currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.
- B.3.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these three sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.3.10.5 Local Services:** The nearest convenience store is BP Garage, located approximately 1km north of the cluster. All sites in this cluster are located outside the target distance to this convenience store. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

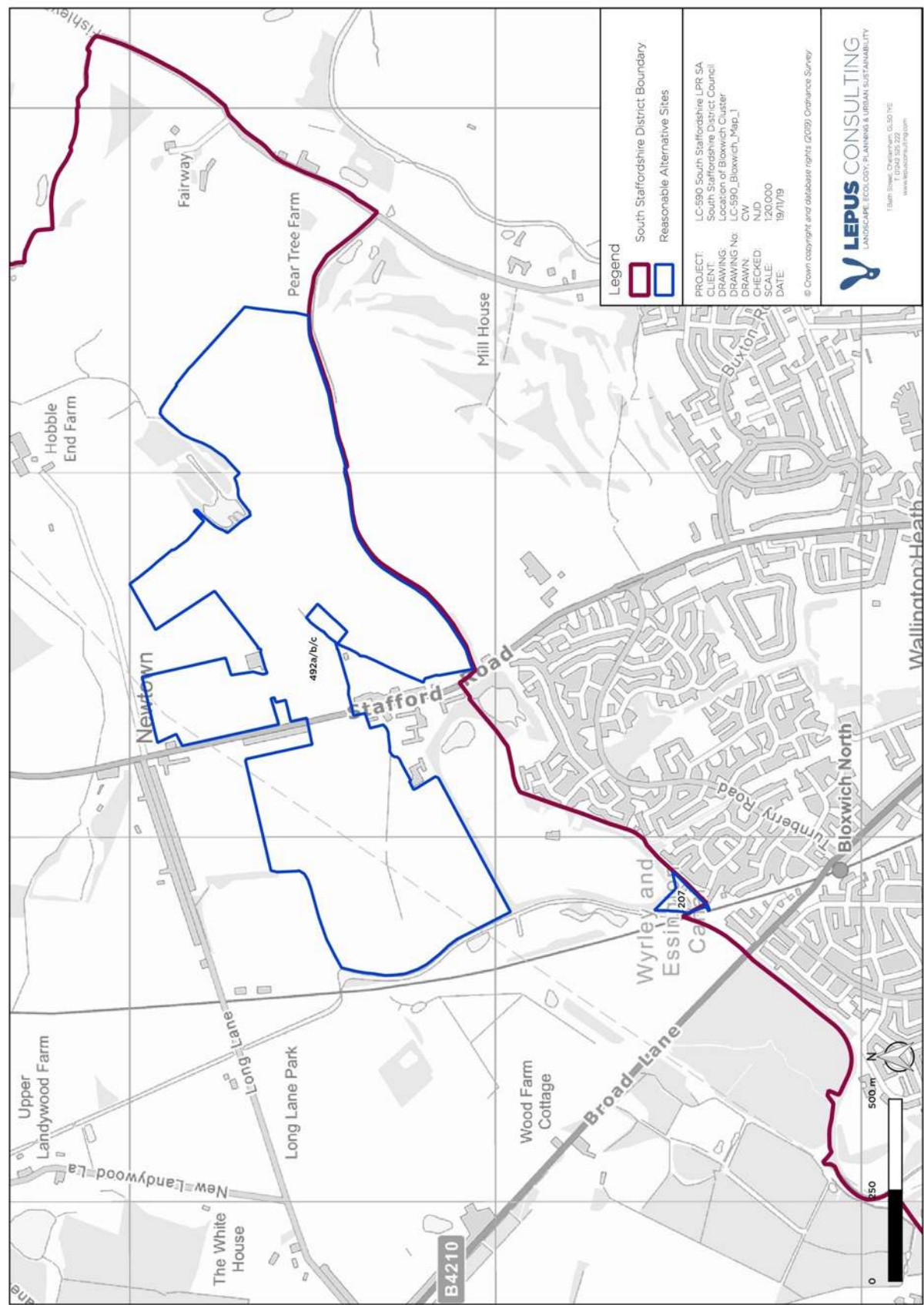
B.3.11 SA Objective 11 – Education

- B.3.11.1 Primary School:** Bishops Wood is served by St Johns C of E First School. Although all sites in this cluster are located within the target distance to this school, the school only provides education for children up to age 9. Therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.3.11.2 Secondary School:** The closest secondary school to Bishops Wood is Codsall Community High School, located approximately 7.2km to the south east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.3.12 SA Objective 12 – Economy

- B.3.12.1 Access to Employment:** All sites in this cluster are located in or adjacent to an area with 'poor' sustainable access to employment opportunities, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on site end users' access to employment.

B.4 Bloxwich



Bloxwich Cluster This cluster is located in the north east of the South Staffordshire District. See the Bloxwich cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
207	Land at Broad Lane Farm	Residential-led	0.68
492a/b/c	Land at Yieldfields Farm (c)	Residential with mixed-use (e.g. local centre, primary school etc.)	82.75

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
207	+/-	--	-	-	-	+	+	-	-	-	++	-
492a/b/c	+/-	--	-	--	-	-	+	-	-	-	-	-

B.4.1 SA Objective 1 – Climate Change Mitigation

B.4.1.1 See **section 3.1**.

B.4.2 SA Objective 2 – Climate Change Adaptation

B.4.2.1 **Fluvial Flooding:** Both sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these two sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.4.2.2 **Surface Water Flooding:** A proportion of Sites 207 and 492a/b/c coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.4.3 SA Objective 3 - Biodiversity & Geodiversity

B.4.3.1 **Natura 2000:** Sites 207 and 492a/b/c are located approximately 10km south of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.4.3.2 These two sites are also located less than 3.3km west of ‘Cannock Extension Canal’ SAC. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.4.3.3 **SSSI IRZ:** ‘Cannock Extension Canal’ SSSI is located approximately 2.6km north east of the cluster. Both sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these two sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

B.4.3.4 **LNR:** Sites 207 and 492a/b/c are located adjacent to ‘Wyrley and Essington Canal’ LNR. The proposed development at these two sites could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures.

B.4.3.5 **SBI:** Sites 207 and 492a/b/c are located adjacent to ‘Wyrley and Essington Canal’ Site of Biological Interest (SBI). The proposed development at these two sites could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.

B.4.4 SA Objective 4 – Landscape & Townscape

B.4.4.1 **Green Belt Harm:** The release of Green Belt land at Site 492a/b/c is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of this site has the potential to have a major negative impact.

B.4.4.2 Site 207 is assessed as being in an area where development of the site would result in ‘moderate’ harm to the Green Belt. Development of this site has the potential to have a minor negative impact.

B.4.4.3 **Landscape Sensitivity:** Site 492a/b/c is considered by the Landscape Sensitivity Study to be within an area of ‘moderate’ landscape sensitivity. Site 207 is assessed as being in an area of ‘low-moderate’ landscape sensitivity. Development of these two sites has the potential to have a minor negative impact.

- B.4.4.4 Landscape Character:** Both sites in this cluster are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Coalfield Farmlands’. The characteristic landscape features of this LCT are “*flat landform, mixed arable and pasture farming; heathy pioneer woodlands; commons; medium scale hedged field pattern; hedgerow oaks; well treed brook courses; narrow winding lanes; [and] canal*”. Site 207 comprises previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment. The proposed residential development at Site 492a/b/c could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected at this site.
- B.4.4.5 Views from the PRow Network:** Site 492a/b/c is located adjacent to a PRow. The proposed development at this site could potentially alter the views experienced by users of this footpath. As a result, a minor negative impact on the local landscape would be expected.
- B.4.4.6 Views for Local Residents:** The proposed development at Site 492a/b/c could potentially alter the views experienced by local residents, including those on Stafford Road and Redbourne Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.4.4.7 Urbanisation of the Countryside:** Site 492a/b/c is located in the open countryside to the north of Bloxwich. The proposed development at this site would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.4.4.8 Coalescence:** Site 492a/b/c comprises a large area of previously undeveloped land, situated between the north of Bloxwich (Turnberry) and the small settlement of Newtown. The proposed development at this site could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.4.5 SA Objective 5 – Pollution & Waste

- B.4.5.1 AQMA:** Sites 207 and 492a/b/c are located adjacent to the Walsall AQMA. The proposed development at these two sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.4.5.2 Main Road:** The A34 passes through the centre of Bloxwich, and passes through Site 492a/b/c. The proposed development at this site could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A34 would be expected to have a minor negative impact on air quality and noise at this site.

B.4.5.3 Railway Line: A railway line passes to the west of Bloxwich, linking Walsall to Rugeley. Site 207 is located adjacent to this railway line, and a small proportion of Site 492a/b/c is located within 200m of this railway line. The proposed development at these two sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.4.6 SA Objective 6 – Natural Resources

B.4.6.1 Previously Developed Land: Site 207 comprises previously developed land. The proposed development at this site would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Site 492a/b/c comprises previously undeveloped land. The proposed development at this site would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.4.6.2 ALC: Site 492a/b/c is primarily situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at this site, due to the loss of this agriculturally important natural resource.

B.4.7 SA Objective 7 – Housing

B.4.7.1 See **section 3.7**.

B.4.8 SA Objective 8 – Health & Wellbeing

B.4.8.1 NHS Hospital: The closest NHS hospital with an A&E department is Manor Hospital, located approximately 6.4km south of the cluster. The proposed development at both sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.4.8.2 GP Surgery: The closest GP surgeries are Essington Medical Centre, located approximately 2.5km west of the cluster, and Wardles Lane Surgery, located approximately 2.5km north of the cluster. The proposed development at both sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.4.8.3 Leisure Centre: The closest leisure facility is Cheslyn Hay Leisure Centre, located approximately 3.9km north west of the cluster. Both sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

- B.4.8.4 AQMA:** Sites 207 and 492a/b/c are located adjacent to the Walsall AQMA. The proposed development at these two sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health.
- B.4.8.5 Main Road:** The A34 passes through Site 492a/b/c. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site 207 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.4.8.6 Access to Public Greenspace:** Both sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.4.8.7 PRoW/Cycle Network:** Site 207 is located within 600m of the PRoW and cycle networks. The proposed development at this site would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. A proportion of Site 492a/b/c is located over 600m from the PRoW and cycle networks, and therefore the proposed development at this site could potentially have a minor negative impact on pedestrian and cycle access.

B.4.9 SA Objective 9 – Cultural Heritage

- B.4.9.1 Grade II Listed Building:** Site 492a/b/c is located approximately 300m from the Grade II Listed Building ‘Yieldfields Hall Farmhouse’. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.
- B.4.9.2 Archaeology:** Site 492a/b/c coincides with the archaeological features ‘Site of Norton Cannock Colliery, Essington’ and ‘Walsall (2 Districts) Turnpike Road’, and is located adjacent to several other features including ‘Fishley Colliery Number Three Plant, Essington’ and ‘Wyrley and Essington Canal – Lord Hays Branch’. Site 207 is located adjacent to ‘Wyrley Bank Branch, Wyrley and Essington Canal’. The proposed development at these two sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.4.10 SA Objective 10 – Transport & Accessibility

- B.4.10.1 Bus Stop:** Site 207 is located within the target distance to a bus stop on Sunningdale Way, providing regular services. The proposed development at this site would be likely to have a

minor positive impact on site end users' access to bus services. Site 492a/b/c is located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users' access to bus services.

B.4.10.2 Railway Station: The closest railway stations are Bloxwich North Railway Station and Bloxwich Station, located to the south of the cluster, and Landywood Railway Station, located to the north of the cluster. Site 207 and the majority of Site 492a/b/c are located within the target distance to one or more of these railway stations, and therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to rail services.

B.4.10.3 Pedestrian Access: Site 492a/b/c is well connected to the existing footpath network. The proposed development at this site would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site 207 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.4.10.4 Road Access: Both sites in this cluster are well connected to the existing road network. The proposed development at these two sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.4.10.5 Local Services: The nearest convenience store is Co-op Food. Site 207 is located within the target distance to this convenience store. Therefore, the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Site 492a/b/c is located partially outside the target distance to this convenience store; however, it is likely that the proposed development at this site would include a local centre. Therefore, a minor positive impact would be expected at this site due to the provision of new local services.

B.4.11 SA Objective 11 – Education

B.4.11.1 Primary School: Bloxwich is served by several primary schools, including Abbey Primary School and Lower Farm Primary School. Site 207 is located within the target distance to Abbey Primary School. The proposed development at this site would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Site 492a/b/c is located outside the target distance to these primary schools; however, it is likely that the proposed development at this site would include a primary school. Therefore, a minor positive impact would be expected at this site due to the provision of new primary educational facilities.

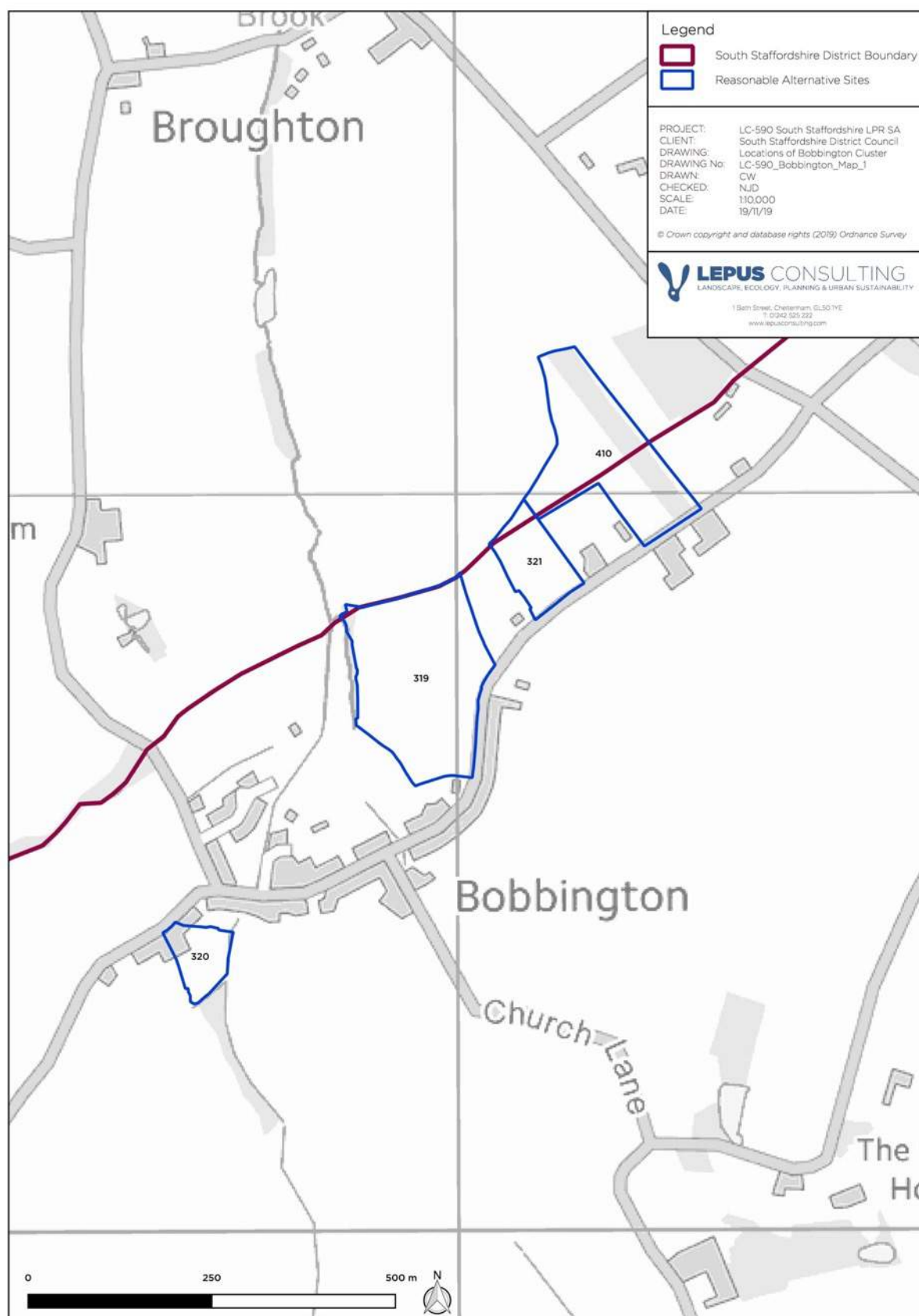
B.4.11.2 Secondary School: Bloxwich is served by Walsall Academy. Site 207 is located within the target distance to this secondary school. The proposed development at this site would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Site 492a/b/c is located outside the target distance to this secondary school, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.

B.4.11.3 The proposed development at Site 207 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.4.12 SA Objective 12 – Economy

B.4.12.1 Access to Employment: Both sites in this cluster are located in areas with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users' access to employment.

B.5 Bobbington



Bobbington Cluster

This cluster is located in the south west of the South Staffordshire District. See the Bobbington cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
319	Land west of Six Ashes Road	Residential-led	3.95
320	Land rear of 19 Six Ashes Road	Residential-led	0.65
321	Land adjacent Bannockburn, Six Ashes Road	Residential-led	1.00
410	Land adjacent Corbett Primary School	Residential-led	2.94

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
319	+/-	+	-	-	-	-	+	-	-	-	-	--
320	+/-	--	+/-	--	0	-	+	-	-	-	-	--
321	+/-	-	+/-	--	0	-	+	-	0	-	-	--
410	+/-	-	-	--	0	-	+	-	0	-	-	--

B.5.1 SA Objective 1 – Climate Change Mitigation

B.5.1.1 See **section 3.1**.

B.5.2 SA Objective 2 – Climate Change Adaptation

B.5.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.5.2.2 Surface Water Flooding: A proportion of Site 320 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 410 coincides with areas determined to be at low and medium risk of surface water flooding, and a proportion of Site 321 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.5.3 SA Objective 3 - Biodiversity & Geodiversity

B.5.3.1 Natura 2000: At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.5.3.2 SBI: Site 319 is located adjacent to 'Six Ashes Road (north of), Bobbington' SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.

B.5.3.3 Priority Habitat: Site 410 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.5.4 SA Objective 4 – Landscape & Townscape

B.5.4.1 Green Belt Harm: The release of Green Belt land at Sites 321 and 410 is considered by the Green Belt Study to result in 'moderate-high' levels of harm to the purposes of the Green Belt. Development of these two sites has the potential to have a major negative impact.

B.5.4.2 Sites 319 and 320 are assessed as being in areas where development of the site would result in 'moderate' harm to the Green Belt. Development of these two sites has the potential to have a minor negative impact.

B.5.4.3 Landscape Sensitivity: Site 320 is considered by the Landscape Sensitivity Study to be within an area of 'moderate-high' landscape sensitivity. Development of this site has the potential to have a major negative impact.

B.5.4.4 Sites 319, 321 and 410 are assessed as being in areas of 'moderate' landscape sensitivity. Development of these three sites has the potential to have a minor negative impact.

- B.5.4.5 Landscape Character:** All sites in this cluster are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”. The proposed residential development at these four sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.5.4.6 Views from the PRoW Network:** Site 319 coincides with a PRoW, and Site 321 is located in close proximity to a PRoW. The proposed development at these two sites could potentially alter the views experienced by users of this footpath. As a result, a minor negative impact on the local landscape would be expected.
- B.5.4.7 Views for Local Residents:** The proposed development at Sites 319 and 320 could potentially alter the views experienced by local residents on Six Ashes Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.5.4.8 Urbanisation of the Countryside:** Sites 319, 321 and 410 are located in the open countryside surrounding the small settlement of Bobbington. The proposed development at these three sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.5.5 SA Objective 5 – Pollution & Waste

- B.5.5.1 Watercourse:** Site 319 is located adjacent to the Cut Throat Brook. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.5.6 SA Objective 6 – Natural Resources

- B.5.6.1 Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.5.6.2 ALC:** All sites in this cluster are situated on ALC Grades 2 or 3 land, which are considered to be some of South Staffordshire’s BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource.

B.5.7 SA Objective 7 – Housing

B.5.7.1 See **section 3.7**.

B.5.8 SA Objective 8 – Health & Wellbeing

B.5.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located approximately 11km east of the cluster. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.5.8.2 **GP Surgery:** The closest GP surgery is Claverley Medical Practice, located approximately 3km north west of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.5.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 6.4km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.5.8.4 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.5.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.5.8.6 **Access to Public Greenspace:** Sites 319, 320 and 321 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site 410 is located over 600m from a public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

B.5.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these four sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.5.9 SA Objective 9 – Cultural Heritage

- B.5.9.1 Grade II* Listed Building:** Site 319 is located approximately 130m from the Grade II* Listed Building ‘Church of the Holy Cross’. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building. Site 320 is located approximately 190m from this Listed Building. However, this site and Listed Building are separated by built form within Bobbington. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.
- B.5.9.2 Grade II Listed Building:** Site 320 is located approximately 50m from the Grade II Listed Building ‘Bobbington House’. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.
- B.5.9.3 Archaeology:** Site 319 is located adjacent to the archaeological feature ‘Site of mill pond, Bobbington’. Site 320 is located adjacent to ‘Bobbington House Barn, Bobbington’. The proposed development at these two sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.5.10 SA Objective 10 – Transport & Accessibility

- B.5.10.1 Bus Stop:** All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users’ access to bus services.
- B.5.10.2 Railway Station:** The closest railway station is Hampton Loade Railway Station, located approximately 7.9km to the south west of the cluster. Therefore, the proposed development at the four sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.
- B.5.10.3 Pedestrian Access:** Sites 319 and 321 are well connected to the existing footpath network. The proposed development at these two sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Sites 320 and 410 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.
- B.5.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.5.10.5 Local Services: The nearest convenience store is SPAR in Worfield, located approximately 6.5km north west of the cluster. All sites in this cluster are located outside the target distance to this convenience store. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.5.11 SA Objective 11 – Education

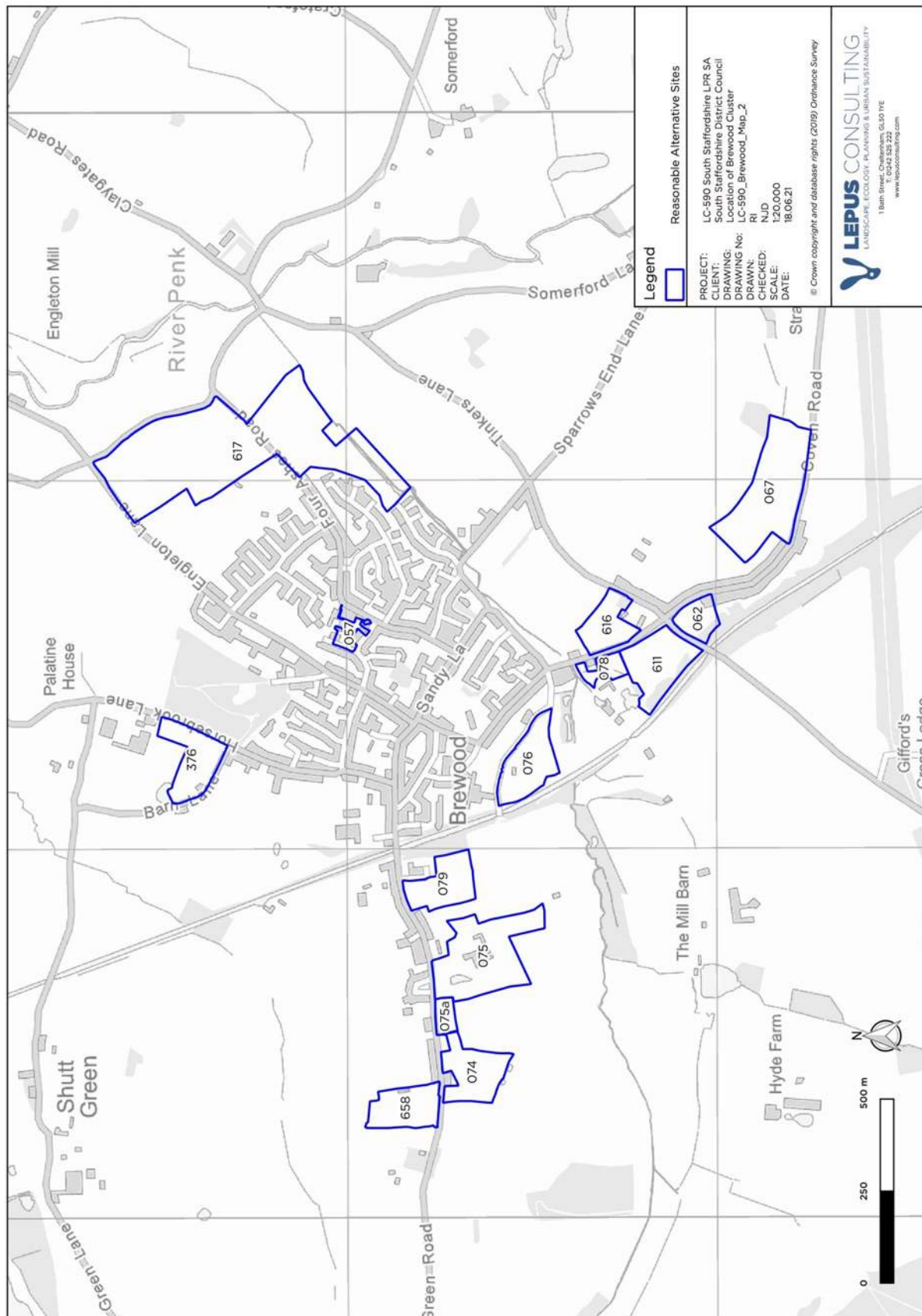
B.5.11.1 Primary School: Bobbington is served by The Corbett Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these four sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

B.5.11.2 Secondary School: The closest secondary school to Bobbington is Ounsdale High School, located approximately 6.6km to the north east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.5.12 SA Objective 12 – Economy

B.5.12.1 Access to Employment: All sites in this cluster are located in areas outside of the Rural Services and Facilities Audit. The proposed development at these four sites could potentially restrict the access of site end users to employment opportunities, and therefore, a major negative impact would be expected.

B.6 Brewood



Brewood Cluster

This cluster is located towards the north of the South Staffordshire District. See the Brewood cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
057	Garage and Parking Area Coneybere Gardens	Residential-led	0.46
062	Land adjacent to Woodlands, Coven Road, Port Lane	Residential-led	1.02
067	Brewood - Coven Road	Residential-led	5.23
074	Site 1 rear Oak Cottage Kiddemore Green Road	Residential-led	2.28
075/075a	Hockerhill Farm	Residential-led	5.26
076	Site 3 land off dirty lane	Residential-led	2.38
078	Port Lane/west of Coven Road/Hyde Mill Lane	Residential-led	0.66
079	Land south of Kiddemore Green Road	Residential-led	2.05
376	Land at Fallowfields Barn, Barn Lane	Residential-led	2.23
611	Land off Port Lane Coven Road	Residential-led	2.63
616	Land rear Melwood Tinkers Lane	Residential-led	1.65
617	Land off Four Ashes Road Part B	Residential-led	14.82
658	19 Oakwood	Residential-led	1.98

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
057	+/-	-	-	0	0	+	+	-	-	-	-	-
062	+/-	+	-	--	-	-	+	-	-	-	-	-
067	+/-	-	-	--	-	-	+	-	-	-	--	-
074	+/-	+	-	--	0	-	+	-	-	-	-	-
075/075a	+/-	+	-	--	0	-	+	-	-	-	-	-
076	+/-	+	-	--	-	-	+	-	-	-	-	-
078	+/-	+	-	--	-	-	+	-	-	-	-	-
079	+/-	+	-	--	-	-	+	-	-	-	-	-
376	+/-	+	-	--	0	-	+	-	-	-	-	-
611	+/-	+	-	--	-	-	+	-	-	-	-	-
616	+/-	-	-	--	-	-	+	-	-	-	-	-
617	+/-	--	-	--	-	-	+	-	-	-	--	-
658	+/-	-	-	--	0	-	+	-	-	-	-	-

B.6.1 SA Objective 1 – Climate Change Mitigation

B.6.1.1 See **section 3.1**.

B.6.2 SA Objective 2 – Climate Change Adaptation

B.6.2.1 **Fluvial Flooding:** The south east of Site 617 is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 057, 062, 067, 074, 075/075a, 076, 078, 079, 376, 658, 611 and 616 are located wholly within Flood Zone 1. A minor positive impact would be expected at these twelve sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.6.2.2 **Surface Water Flooding:** A proportion of Site 617 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 057, 067, 616 and 658 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.6.3 SA Objective 3 - Biodiversity & Geodiversity

B.6.3.1 **Natura 2000:** All sites in this cluster are located within 13km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these 13 sites, due to the increased risk of development-related threats and pressures on this European designated sites.

B.6.3.2 ‘Motte Meadows’ SAC is also located approximately 5.5km to the north west of Brewood. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.6.3.3 SSSI IRZ: ‘Big Hyde Rough’ SSSI is located approximately 500m west of some sites in the cluster, ‘Belvide Reservoir’ SSSI is located approximately 900m to the north west, and ‘Four Ashes Pit’ SSSI is located approximately 2.3km to the east. All sites in this cluster are located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these 13 sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.6.3.4 Ancient Woodland: Sites 074 and 658 are located approximately 300m from ‘Little Hyde Rough’ ancient woodland, and Site 075/075a is located approximately 500m from this ancient woodland. The proposed development at these three sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.

B.6.3.5 SBI: Site 062 partially coincides with ‘Shropshire Union Canal (Chillington Bridge)’ SBI. Site 376 is located adjacent to ‘Barnfield Sandbeds’ SBI. The proposed development at these two sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.

B.6.3.6 Priority Habitat: Sites 062 and 611 coincide with deciduous woodland priority habitat. The proposed development at these two sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.6.4 SA Objective 4 – Landscape & Townscape

B.6.4.1 Green Belt Harm: The release of Green Belt land at Sites 062, 067, 074, 075/075a, 078, 376, 611, 616, 617, and 658 is considered by the Green Belt Study to result in ‘moderate-high’ harm to the Green Belt. Development of these ten sites has the potential to have a major negative impact.

B.6.4.2 Development of Sites 076 and 079 are considered to result in ‘moderate’ harm to the Green Belt purposes. Development of these two sites has the potential to have a minor negative impact.

B.6.4.3 Site 057 was not assessed in the Green Belt Study and is assessed as having a negligible impact.

B.6.4.4 Landscape Sensitivity: Sites 062, 067, 074, 075/075a, 076, 078, 079, 611 and 616 are considered by the Landscape Sensitivity Study to be within areas of ‘high’ landscape sensitivity. Sites 376, 617 and 658 are assessed as being in areas of ‘moderate-high’ landscape sensitivity. Development at these 12 sites could potentially result in a major negative impact.

- B.6.4.5 Site 057 was not assessed in the Landscape Sensitivity Study and development would be considered to result in a negligible impact.
- B.6.4.6 **Landscape Character:** Sites 062, 078 and 611 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are “*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*”.
- B.6.4.7 Sites 067, 074, 075/075a, 076, 079, 376, 616, 617 and 658 are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”.
- B.6.4.8 The proposed residential development at these twelve sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.
- B.6.4.9 Site 057 is located in an area outside the scope of the character assessment, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.6.4.10 **Views from the PRoW Network:** Sites 076 and 079 coincide with a PRoW, and Sites 067, 075/075a, 078, 376, 611, 616 and 617 are located in close proximity to several PRoWs. The proposed development at these nine sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.6.4.11 **Views for Local Residents:** The proposed development at Sites 062, 067, 074, 075/075a, 076, 078, 079, 376, 611, 616, 617 and 658 could potentially alter the views experienced by local residents, including those on Coven Road, Kiddemore Green Road and Tinkers Lane. Therefore, a minor negative impact on the local landscape would be expected.
- B.6.4.12 **Urbanisation of the Countryside:** Sites 067, 074, 075/075a, 076, 079, 376, 611, 616, 617 and 658 are located in the open countryside surrounding Brewood. The proposed development at these ten sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.6.5 SA Objective 5 – Pollution & Waste

B.6.5.1 Groundwater SPZ: A proportion of Site 617 coincides with the outer zone (Zone II) of a groundwater SPZ. Site 067 and a proportion of Site 062 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.6.5.2 Watercourse: Sites 062, 076 and 611 are located adjacent to the Shropshire Union Canal. Site 079 and a proportion of Sites 067 and 078 are located within 200m of this watercourse. Site 617 coincides with a minor watercourse, and Sites 076, 078, 611 and the majority of Site 616 are located within 200m of this watercourse. The proposed development at these eight sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.6.6 SA Objective 6 – Natural Resources

B.6.6.1 Previously Developed Land: Site 057 comprises previously developed land. The proposed development at this site would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 062, 067, 074, 075/075a, 076, 078, 079, 376, 611, 616, 617 and 658 comprise previously undeveloped land. The proposed development at these twelve sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.6.6.2 ALC: Sites 062, 067, 074, 075/075a, 076, 078, 079, 376, 611, 616, 617 and 658 are situated on ALC Grades 2 or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these twelve sites, due to the loss of this agriculturally important natural resource.

B.6.7 SA Objective 7 – Housing

B.6.7.1 See **section 3.7**.

B.6.8 SA Objective 8 – Health & Wellbeing

B.6.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 9.8km south east of the cluster. The proposed development at the 13 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

- B.6.8.2 GP Surgery:** The closest GP surgery is Brewood Medical Practice, located in the centre of the cluster. Sites 057, 074, 075/075a, 076, 079, 376 and 658 are located within the target distance to this GP surgery. The proposed development at these seven sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 062, 067, 078, 611, 616 and 617 are located wholly or partially outside the target distance to this GP surgery. The proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.6.8.3 Leisure Centre:** The closest leisure facility is Codsall Leisure Centre, located approximately 5.8km south of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.6.8.4 AQMA:** All 13 sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.6.8.5 Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these 13 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.6.8.6 Access to Public Greenspace:** Sites 057, 074, 075/075a, 076, 078, 079, 376, 611, 616, 617 and 658 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these eleven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 062 and 067 are located over 600m from a public greenspace. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.6.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. Sites 062, 076 and 611 are also located within 600m of the cycle network. The proposed development at these 13 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.6.9 SA Objective 9 – Cultural Heritage

- B.6.9.1 Grade II Listed Building:** Sites 062 and 611 are located adjacent to the Grade II Listed Building ‘Shropshire Union Canal Number 11 (Giffard’s Cross Bridge)’. Site 078 is located adjacent to ‘Barn approximately 50 yards south east of Dean’s Hall Farmhouse’, and Sites 078 and 611 are both located within approximately 90m from ‘Dean’s Hall Farmhouse’ and ‘Dovecote and

Garden Walls to south east of Dean's Hall Farmhouse'. Site 616 is located within approximately 140m of these two Listed Buildings. Site 076 is located approximately 20m from 'Shropshire Union Canal Number 13 (School Bridge)', and within 100m from several Listed Buildings along Dean Street. Site 079 is located approximately 60m from four Listed Buildings including 'Roman Catholic Church of St Mary'. The proposed development at these six sites could potentially have a minor negative impact on the settings of these Listed Buildings.

B.6.9.2 Conservation Area: Sites 076, 078, 079 and 616 are located adjacent to 'Brewood' Conservation Area. Sites 611 and 075/075a are located approximately 75m and 180m, respectively, from this Conservation Area. The proposed development at these six sites could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.6.9.3 Registered Park and Garden: Site 067 is located approximately 130m from 'Chillington' RPG. The proposed development at this site could potentially have a minor negative impact on the setting of this RPG. Sites 062, 079, 611 and 616 are located within 800m of this RPG, however, these sites are separated from the RPG by woodland along the Shropshire Union Canal. The proposed development at these four sites would be expected to have a negligible impact on the setting of this RPG.

B.6.9.4 Archaeology: Site 062 coincides with the archaeological feature 'Pennocrucium Roman Road (Kingswood to Pennocrucium)'. Sites 078 and 611 coincide with 'Site of pond south of Dean's Hall Farm, Brewood', and are located adjacent to 'Deans Hall Farm, Brewood'. Sites 057, 074, 075/075a, 076, 079, 616, 617 and 658 are located adjacent to various archaeological features. The proposed development at these eleven sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.6.9.5 Historic Character: Sites 076, 078, 079, 376, 611, 616 and 617 are located within an area of high historic value. The proposed development at these seven sites could potentially have a minor negative impact on historic character.

B.6.10 SA Objective 10 – Transport & Accessibility

B.6.10.1 Bus Stop: Sites 057, 076, 078, 611 and 616 are located within the target distance to bus stops on Hyde Mill Croft, Dean Street and Sandy Lane, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 062, 067, 074, 075/075a, 079, 376, 617 and 658 located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these eight sites could potentially have a minor negative impact on site end users' access to bus services.

- B.6.10.2 Railway Station:** The closest railway station is Codsall Railway Station, located approximately 5.8km to the south west of the cluster. Therefore, the proposed development at the 13 sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.6.10.3 Pedestrian Access:** Sites 057, 062, 076, 078, 079, 376 and 611 are well connected to the existing footpath network. The proposed development at these seven sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 067, 074, 075/075a, 616, 617 and 658 currently have poor access to the surrounding footpath network. The proposed development at these six sites could potentially have a minor negative impact on local accessibility.
- B.6.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these 13 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.6.10.5 Local Services:** The nearest convenience stores include SPAR Brewood and Co-op Food. Sites 057, 076, 078 and 079 are located within the target distance to one or both of these convenience stores. Therefore, the proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services. Sites 062, 067, 074, 075/075a, 376, 611, 616, 617 and 658 are located wholly or partially outside the target distance to these convenience stores. The proposed development at these nine sites could potentially have a minor negative impact on the access of site end users to local services.

B.6.11 SA Objective 11 – Education

- B.6.11.1 Primary School:** Brewood is served by several primary schools, including St Mary and St Chad First School, Brewood C of E Middle School and St Mary's Catholic Primary School. Sites 057, 062, 074, 075/075a, 076, 078, 079, 376, 611, 616 and 658 are located within the target distance to one or more of these primary schools. The proposed development at these eleven sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 067 and 617 are located outside the target distance to these primary schools, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.6.11.2 Secondary School:** Brewood is served by St Dominic's Grammar School, however, this is a selective school. The closest non-selective secondary school to Brewood is Codsall Community High School, located approximately 5.5km to the south of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore,

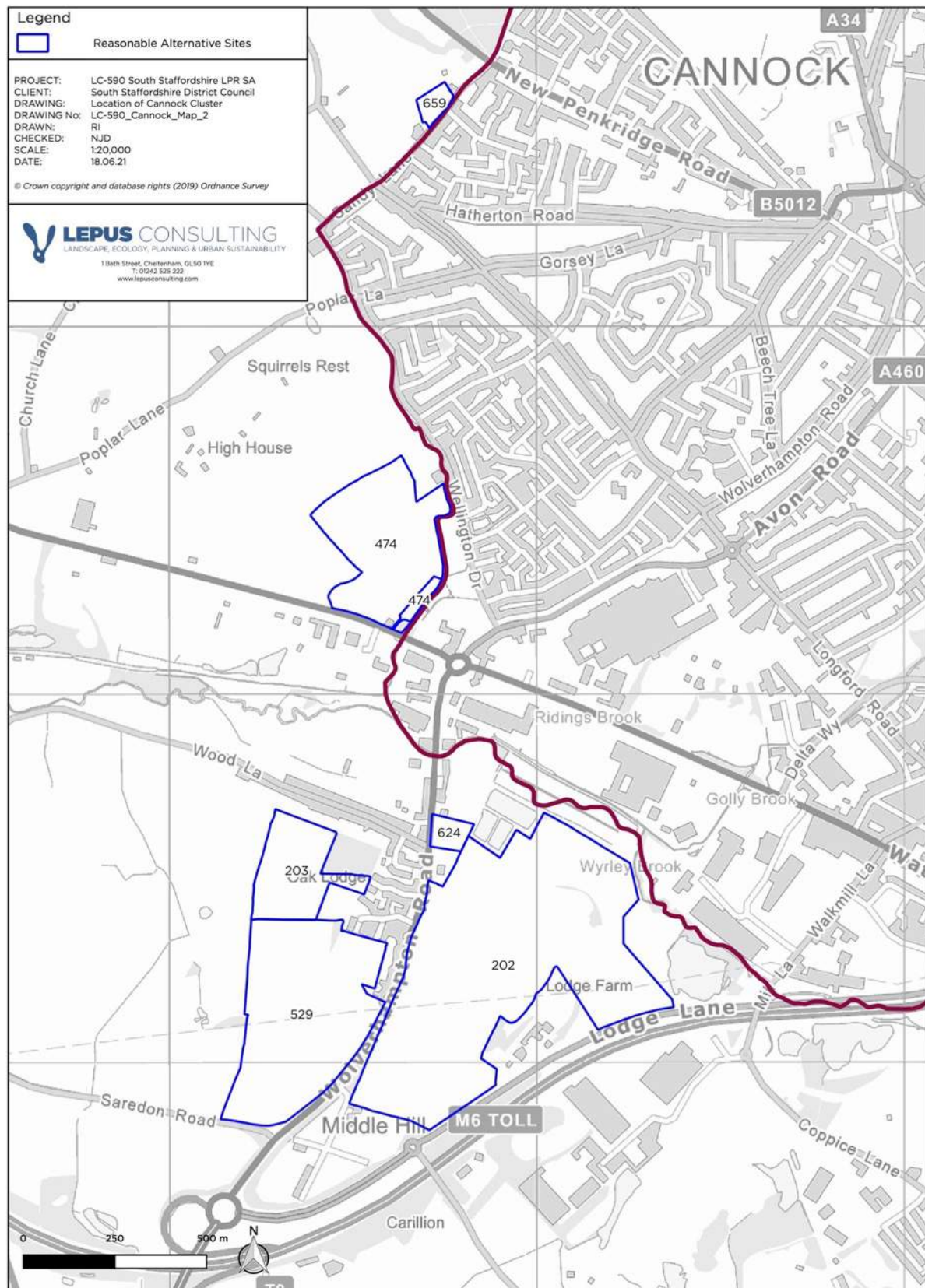
the proposed development at these 13 sites would be expected to have a minor negative impact on the access of new residents to secondary education.

- B.6.11.3 The proposed development at Sites 067 and 617 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.6.12 SA Objective 12 – Economy

- B.6.12.1 **Access to Employment:** All sites in this cluster are located in or adjacent to areas with 'poor' or 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these 13 sites would be expected to have a minor negative impact on site end users' access to employment.

B.7 Cannock



Cannock Cluster This cluster is located to the east of the South Staffordshire District. See the Cannock cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
202	Land east of Wolverhampton Road	Residential-led	36.67
203	Land West of Woodhaven	Residential-led	5.42
474	Land at Longford House, A5 Cannock Road	Residential-led	10.94
529	Land at Middle Hill Part 2	Residential-led	17.13
624	Land north of Chase Gate Public House, Wolverhampton Road	Residential-led	0.85
659	Land near Shoal Hill Tavern	Residential-led	0.68

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
202	+/-	+	-	--	-	-	+	-	-	-	-	-
203	+/-	--	-	--	-	-	+	-	0	-	--	-
474	+/-	--	-	--	-	-	+	-	--	-	-	-
529	+/-	+	-	--	-	-	+	-	-	-	-	-
624	+/-	+	-	--	-	-	+	-	-	-	--	-
659	+/-	+	-	--	0	-	+	-	0	-	++	-

B.7.1 SA Objective 1 – Climate Change Mitigation

B.7.1.1 See **section 3.1**.

B.7.2 SA Objective 2 – Climate Change Adaptation

B.7.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these six sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.7.2.2 **Surface Water Flooding:** A proportion of Sites 203 and 474 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.7.3 SA Objective 3 - Biodiversity & Geodiversity

- B.7.3.1 **Natura 2000:** All sites in this cluster are located within 7km south of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these six sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.7.3.2 'Cannock Extension Canal' SAC is also located approximately 5km to the south east of the Cannock cluster. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.7.3.3 **SSSI IRZ:** Site 202 is located adjacent to 'Stowe Pool and Walk Mill Clay Pit' SSSI, within an IRZ which indicates that "all planning applications – except householder applications" should be consulted on. Development adjacent to a SSSI could potentially result in a major negative impact on the features for which the SSSI has been designated. Sites 203, 474, 529, 624 and 659 are located within an IRZ which states that "*any residential developments with a total net gain in residential units*" should be consulted on. Therefore, the proposed development at these five sites could potentially have a minor negative impact on the features for which this SSSI has been designated.
- B.7.3.4 **LNR:** Site 659 is located approximately 10m from 'Shoal Hill Common' LNR. The proposed development at this site could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures.

B.7.4 SA Objective 4 – Landscape & Townscape

- B.7.4.1 **AONB:** Site 659 is located wholly within Cannock Chase AONB. The proposed development at this site would be expected to have a major negative impact on the natural beauty and special qualities of the AONB. Site 474 is located approximately 680m south of the AONB. The proposed development at this site could potentially have a minor negative impact on the setting of this nationally designated landscape.
- B.7.4.2 **Green Belt Harm:** The release of Green Belt land at Sites 202, 203, 474, 529 and 659 is considered by the Green Belt Study to result in 'very high' and/or 'high' levels of harm to the purposes of the Green Belt. Site 624 is considered to result in 'moderate-high' harm to the Green Belt purposes. The development of these six sites has the potential to have a major negative impact.
- B.7.4.3 **Landscape Sensitivity:** Site 659 is considered by the Landscape Sensitivity Study to be within an area of 'high' landscape sensitivity. Development of this site has the potential to have a major negative impact.

- B.7.4.4 Sites 203 , 474 and 529 are assessed as being in areas of ‘moderate’ landscape sensitivity. Sites 202 and 624 are assessed as being in areas of ‘low-moderate’ landscape sensitivity. Development of these five sites has the potential to have a minor negative impact.
- B.7.4.5 **Landscape Character:** All sites in this cluster are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Plateau Farmland Slopes’. The characteristic landscape features of this LCT are “*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*”.
- B.7.4.6 The proposed residential development at Sites 202, 203, 474, 529, 624 and 659 could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected at these six sites.
- B.7.4.7 **Views from the PRow Network:** Sites 202 and 474 coincide with a PRow, and Sites 203, 529 and 659 are located in close proximity to several PRows. The proposed development at these five sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected for these sites.
- B.7.4.8 **Views for Local Residents:** The proposed development at Sites 202, 203, 474, 529, 624 and 659 could potentially alter the views experienced by local residents, including those on Wellington Drive, Wood Lane and Sandy Lane. Therefore, a minor negative impact on the local landscape would be expected.
- B.7.4.9 **Urbanisation of the Countryside:** Sites 202, 203, 474 and 529 are located in the open countryside surrounding Cannock. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.7.4.10 **Coalescence:** Site 202 comprises a large area of previously undeveloped land, situated between Wedges Mills and Bridgtown in the south of Cannock. The proposed development at this site could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.7.5 SA Objective 5 – Pollution & Waste

- B.7.5.1 **AQMA:** Sites 202, 203, 474 and 624 are located wholly or partially within 200m of ‘AQMA No.4 (Wedges Mills)’. The proposed development at these four sites would be likely to locate some site end users in areas of existing poor air quality, and therefore, a minor negative impact on local air quality would be expected.

B.7.5.2 Main Road: The M6 Toll and A460 pass to the south of Cannock, with the A5 and A4601 passing through the town. A proportion of Sites 202, 203, 474, 529 and 624 are located within 200m of one or more of these roads. The proposed development at these five sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the M6 Toll, A460, A5 and A4601 would be expected to have a minor negative impact on air quality and noise at these sites.

B.7.5.3 Watercourse: A proportion of Site 202 is located within 200m of the Wyrley Brook. A proportion of Site 474 is located within 200m of the Staffordshire and Worcestershire Canal. A proportion of Site 624 is located within 200m of the Saredon Brook. The proposed development at these three sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.7.6 SA Objective 6 – Natural Resources

B.7.6.1 Previously Developed Land: Sites 202, 203, 474, 529, 624 and 659 comprise previously undeveloped land. The proposed development at these six sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.7.6.2 ALC: Sites 202, 474, 529 and 659 are situated wholly or partially on ALC Grade 2 or 3 land, which is considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource. Sites 203 and 624 are situated on 'urban' land. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.7.7 SA Objective 7 – Housing

B.7.7.1 See **section 3.7**.

B.7.8 SA Objective 8 – Health & Wellbeing

B.7.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 9km south west of the cluster. The proposed development at the six sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

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- B.7.8.2 GP Surgery:** The closest GP surgeries include Alderwood Medical Practice to the north east in Cannock and The Nile Practice and High Street Surgery located to the south east in Great Wyrley. Sites 202, 203, 474, 529, 624 and 659 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these six sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.7.8.3 Leisure Centre:** The closest leisure facility is Cheslyn Hay Leisure Centre, located to the south of the cluster. Sites 202 and 529 are located within the target distance to this leisure centre. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to this facility. Sites 203, 474, 624 and 659 are located outside the target distance to this leisure centre, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.7.8.4 AQMA:** Sites 202, 203, 474 and 624 are located wholly or partially within 200m of 'AQMA No.4 (Wedges Mills)'. The proposed development at these four sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 529 and 659 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these two sites.
- B.7.8.5 Main Road:** A proportion of Sites 202, 203, 474, 529 and 624 are located within 200m of the M6 Toll, A460, A5 or A4601. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site 659 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.7.8.6 Access to Public Greenspace:** Sites 202, 203, 474, 624 and 659 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. The majority of Site 529 is located over 600m from a public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.7.8.7 Net Loss of Public Greenspace:** Site 624 coincides with a public greenspace (playing field). The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
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B.7.8.8 PRow/Cycle Network: All sites in this cluster are located within 600m of the PRow network. Sites 529 and 659 are also located within 600m of a cycle path. The proposed development at these six sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.7.9 SA Objective 9 – Cultural Heritage

B.7.9.1 Grade II Listed Building: Site 474 coincides with the Grade II Listed Building ‘Longford Lodge’. The proposed development at this site could potentially result in direct adverse impacts on this Listed Building, and as such, a major negative impact would be expected.

B.7.9.2 Archaeology: Site 474 coincides with the archaeological feature ‘Longford Lodge’. Site 529 coincides with ‘Remains of an Anti-Aircraft Gun Site, West of Wolverhampton Road, Middle Hill, Saredon’. Sites 202 and 624 are located adjacent to ‘Streetway and Wordsley Green Turnpike Road’. The proposed development at these four sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.7.9.3 Historic Character: Site 202 is located within an area of medium historic value. The proposed development at this site could potentially have a minor negative impact on historic character.

B.7.10 SA Objective 10 – Transport & Accessibility

B.7.10.1 Bus Stop: Site 659 is located within the target distance to bus stops on New Penkridge Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users’ access to bus services. Sites 202, 203, 474 529 and 624 are located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users’ access to bus services.

B.7.10.2 Railway Station: The closest railway station is Cannock Railway Station, located to the north east of the cluster. All sites in this cluster are located wholly or partially outside the target distance to this railway station, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users’ access to rail services.

B.7.10.3 Pedestrian Access: All sites in this cluster are well connected to the existing footpath network. The proposed development at these six sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

B.7.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these six sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.7.10.5 Local Services: The nearest convenience stores include Waitrose (Shell Garage) and Nisa Local in the south west of Cannock. Sites 474 and 624 are located within the target distance to one of these convenience stores. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites 202, 203, 529 and 659 are located outside the target distance to these convenience stores. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.7.11 SA Objective 11 – Education

B.7.11.1 Primary School: Cannock is served by several primary schools, including St Luke's C of E School and Longford Primary School. Sites 474 and 659 are located within the target distance to one of these primary schools. The proposed development at these two sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 202, 203, 529 and 624 are located outside the target distance to these primary schools, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to primary education.

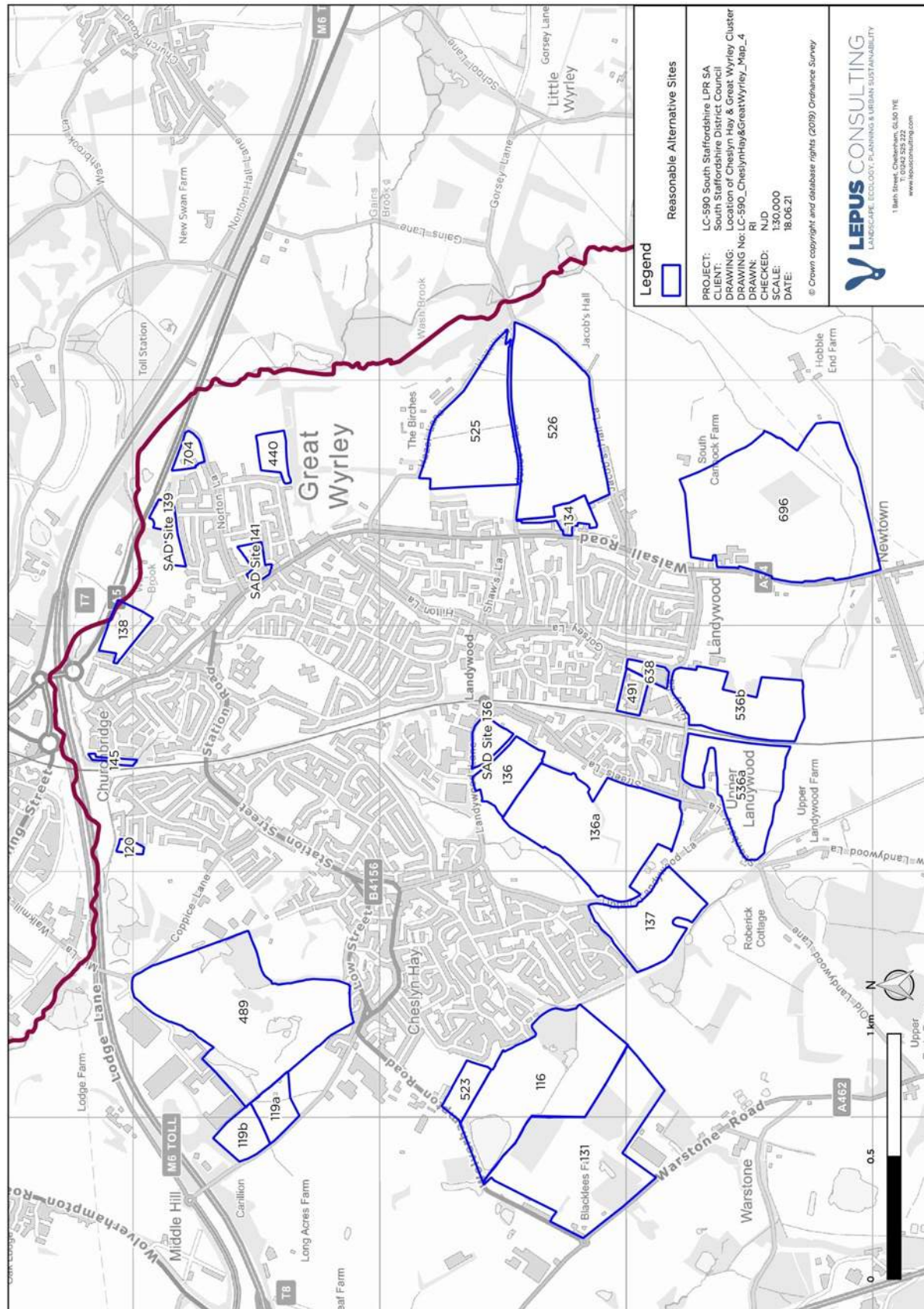
B.7.11.2 Secondary School: Cannock is served by several secondary schools, including Cheslyn Hay High School, South Staffordshire College and Cardinal Griffin Catholic High School. Sites 202, 529 and 659 are located within the target distance to one or more of these secondary schools. The proposed development at these three sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 203, 474 and 624 located outside the target distance to these secondary schools, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.7.11.3 The proposed development at Sites 203 and 624 would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Site 659 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.7.12 SA Objective 12 – Economy

- B.7.12.1 Access to Employment:** Sites 202, 203, 474, 529, 624 and 659 are located in areas with ‘poor’ or ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on site end users’ access to employment.

B.8 Cheslyn Hay and Great Wyrley



Cheslyn Hay and Great Wyrley Cluster

This cluster is located in the north east of the South Staffordshire District. See the Cheslyn Hay and Great Wyrley cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
116	Land South of Wolverhampton Rd - Champions Wood Quarry	Residential-led	22.81
119a	Land adjoining Saredon Road Part A	Residential-led	2.95
119b	Land adjoining Saredon Road Part B	Residential-led	3.00
120	Land adjacent Wood Green	Residential-led	0.48
131	Land at Blacklees Farm, Warstone Road	Residential-led	19.58
134	Home Farm, Walsall Road/Jacobs Hall Lane	Residential-led	1.89
SAD 136	Land at Landywood Lane	Residential-led	2.04
136	Land at Upper Landywood Lane (same as 13, 14, 16)	Residential-led	4.75
136a	Land off Upper Landywood Lane (North)	Residential-led	32.72
137	Land off Upper Landywood Lane (South)	Residential-led	9.64
138	Leacroft Lane/Roman View	Residential-led	2.75
SAD 139	Pool View, Churchbridge	Residential-led	1.92
SAD 141	154a Walsall Road	Residential-led	1.20
440	Land east of Love Lane	Residential-led	1.93
489	Claypit, Quarry	Residential-led	32.00
491	Landywood Enterprise Park	Residential-led	1.61
523	Wolverhampton Road Part 1	Residential-led	2.37
525	Land north of Jones Lane	Residential-led	15.12
526	Land south of Jones Lane	Residential-led	22.13
536a	Land off Holly Lane Part 3	Residential-led	11.93
536b	Land off Holly Lane Part 1	Residential-led	11.27
638	Loades PLC	Residential-led	1.05
696	Land East of A34	Residential-led	37.96
704	Land off Norton Lane	Residential-led	1.27

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
116	+/-	--	-	--	0	-	+	-	-	-	-	-
119a	+/-	--	-	-	0	-	+	-	-	-	++	+
119b	+/-	+	-	-	-	-	+	-	-	-	++	-
120	+/-	--	-	-	-	-	+	-	-	-	-	+
131	+/-	--	-	--	-	-	+	-	-	-	-	-
134	+/-	+	-	-	-	-	+	-	-	-	-	--
136	+/-	-	-	-	-	-	+	-	-	++	-	+
SAD 136	+/-	+	-	-	-	-	+	-	-	++	++	+
136a	+/-	--	-	-	-	-	+	-	-	-	-	-
137	+/-	--	-	--	-	-	+	-	-	-	-	-
138	+/-	-	-	-	-	-	+	-	-	++	++	-
SAD 139	+/-	-	-	-	-	-	+	-	-	-	++	-
SAD 141	+/-	+	-	0	-	-	+	-	-	++	++	+
440	+/-	+	-	-	0	-	+	-	-	-	++	-
489	+/-	--	-	-	-	-	+	-	-	-	++	-
491	+/-	-	-	0	-	+	+	-	-	++	-	--
523	+/-	+	-	-	0	-	+	-	-	-	++	+
525	+/-	-	-	--	-	-	+	-	-	-	-	-
526	+/-	-	-	--	-	-	+	-	-	-	--	-
536a	+/-	-	-	--	-	-	+	-	-	-	-	-
536b	+/-	+	-	--	-	-	+	-	-	-	-	-
638	+/-	+	-	0	-	+	+	-	-	++	-	--
696	+/-	--	-	--	-	-	+	-	-	-	--	-
704	+/-	+	-	0	-	+	+	-	-	-	++	-

B.8.1 SA Objective 1 – Climate Change Mitigation

B.8.1.1 See **section 3.1**.

B.8.2 SA Objective 2 – Climate Change Adaptation

B.8.2.1 Fluvial Flooding: Approximately half of Site 138 and a small proportion of Site 525 are located within Flood Zones 2 and 3. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 136a, 137, SAD139, SAD141, 440, 489, 491, 523, 526, 536a, 536b, 638, 696 and 704 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 22 sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.8.2.2 Surface Water Flooding: A proportion of Sites 116, 119a, 120, 131, 136a, 137, 489 and 696 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these eight sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 136, 138, SAD139, 491, 525, 526 and 536a coincide with areas determined to be at low and/or medium risk of surface water flooding. The proposed development at these seven sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.8.3 SA Objective 3 - Biodiversity & Geodiversity

B.8.3.1 Natura 2000: All sites in this cluster are located within 9km south of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these 24 sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.8.3.2 ‘Cannock Extension Canal’ SAC is also located approximately 3.5km to the east of Cheslyn Hay and Great Wyrley. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.8.3.3 SSSI IRZ: ‘Stowe Pool and Walk Mill Clay Pit’ SSSI is located approximately 150m north of Site 489 in the cluster. All sites in this cluster are located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these 24 sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

- B.8.3.4 LNR:** Sites 116, 137 and 536a are located adjacent to 'Wyrley and Essington Canal' LNR. Sites 131, 136a and 523 are located within approximately 350m from this LNR. The proposed development at these six sites could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures.
- B.8.3.5 SBI:** Site 138 coincides with 'Bridgetown Subsidence Pools, Cannock' SBI, and Site SAD139 is located adjacent to this SBI. Sites 116, 137 and 536a are located adjacent to 'Wyrley and Essington Canal' SBI. Site 489 is located adjacent to 'Hatherton Reservoir, Cheslyn Hay' SBI. The proposed development at these six sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.
- B.8.3.6 Priority Habitat:** Sites 116, 131, 489 and 696 coincide with deciduous woodland priority habitat. The proposed development at these four sites could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.8.4 SA Objective 4 – Landscape & Townscape

- B.8.4.1 Green Belt Harm:** The release of Green Belt land at Sites 116, 131, 525, 526, 536a, 536b and 696 is considered by the Green Belt Study to result in 'very high' or 'high' levels of harm to the purposes of the Green Belt. Development of Site 137 is assessed as being in an area where development of the site would result in 'moderate-high' harm to the Green Belt. Development of these eight sites is assessed as having a potentially major negative impact.
- B.8.4.2** Development of Sites 134, 136a, 138 and 440 are considered to result in 'moderate' harm to the Green Belt purposes. Development of Sites 119b, 120 and 489 are assessed as 'low-moderate' harm to the Green Belt. Development of these seven sites is assessed as having a minor negative impact.
- B.8.4.3** Sites 119a, 136, SAD136, SAD139, SAD141, 491, 523, 638 and 704 were considered to be in areas where development of the sites would result in 'very low' or 'low' Green Belt harm or were not assessed. Development of these nine sites is assessed as having a negligible impact.
- B.8.4.4 Landscape Sensitivity:** Sites 134, 136a, 137, 440, 525, 526, 536a, 536b and 696 are considered by the Landscape Sensitivity Study to be within areas of 'moderate' landscape sensitivity. Development of these ten sites has the potential to have a minor negative impact.
- B.8.4.5** Sites 119a, 119b, 120, 131, 136, SAD136, 138, SAD139, SAD141, 489, 491, 523, 638 and 704 are assessed as being in areas of 'low' landscape sensitivity or were not assessed in the Landscape Sensitivity Study. Development of these 14 sites would be likely to have a negligible impact.

- B.8.4.6 **Landscape Character:** Sites 119a, 119b, 523 and a proportion of Sites 116, 131 and 489 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Plateau Farmland Slopes’. The characteristic landscape features of this LCT are *“hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming”*.
- B.8.4.7 Sites 525, 526, 696, 704 and a proportion of Sites 116, 131, 134, 137, 440, 536a and 536b are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Coalfield Farmlands’. The characteristic landscape features of this LCT are *“flat landform, mixed arable and pasture farming; heathy pioneer woodlands; commons; medium scale hedged field pattern; hedgerow oaks; well treed brook courses; narrow winding lanes; [and] canal”*.
- B.8.4.8 Sites 134 and 704 comprise previously developed land, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.8.4.9 The proposed residential development at Sites 116, 119a, 119b, 131, 137, 440, 489, 523, 525, 526, 536a, 536b and 696 could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected at these 13 sites.
- B.8.4.10 Sites 120, SAD136, 136, 136a, SAD139, SAD141, 491, 638 and the majority of Site 138 are located in areas outside the scope of the character assessment, and therefore, the proposed development at these nine sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.8.4.11 **Views from the PRow Network:** Sites 136 and SAD139 coincide with a PRow, and Sites 116, 119a, 119b, 120, 131, SAD136, 136a, 137, 138, 440, 489, 523, 525, 526 and 696 are located in close proximity to several PRows. The proposed development at these 17 sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected for these sites.
- B.8.4.12 **Views for Local Residents:** The proposed development at Sites 116, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, 440, 489, 523, 525, 526, 536a, 536b and 696 could potentially alter the views experienced by local residents, including those on Walsall Road, Streets Lane and Pinfold Lane. Therefore, a minor negative impact on the local landscape would be expected.

B.8.4.13 Urbanisation of the Countryside: Sites 116, 119a, 131, 136, 136a, 137, 440, 523, 525, 526, 536a, 536b and 696 are located in the open countryside surrounding Cheslyn Hay and Great Wyrley. The proposed development at these 13 sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.8.4.14 Coalescence: Site 696 comprises a large area of previously undeveloped land, situated between Newtown and Landywood. Site 137 comprises previously undeveloped land between Cheslyn Hay and Great Wyrley. The proposed development at these two sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.8.5 SA Objective 5 – Pollution & Waste

B.8.5.1 AQMA: Sites 138, SAD139 and 704 are located wholly or partially within 200m of 'CCDC AQMA 2'. The proposed development at these three sites could potentially locate site end users in areas of existing poor air quality, and therefore, a minor negative impact on local air quality would be expected.

B.8.5.2 Main Road: The M6 Toll and A460 pass to the north of Cheslyn Hay and Great Wyrley. The A462 passes to the south west, and the A34 and A5 pass to the north east. A proportion of Sites 119b, 120, 131, 134, 138, SAD139, SAD141, 489, 526, 696 and 704 are located within 200m of one or more of these roads. The proposed development at these eleven sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the M6 Toll, A460, A462, A34 and A5 would be expected to have a minor negative impact on air quality and noise at these sites.

B.8.5.3 Railway Line: A railway line passes through the centre of Cheslyn Hay and Great Wyrley, linking Walsall to Rugeley. Sites 491, 536a and 536b are located adjacent to this railway line, and a proportion of Sites SAD136, 136 and 638 are located within 200m of this railway line. The proposed development at these six sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.8.5.4 Watercourse: Site 138 coincides with the Wash Brook. Sites 120 and SAD139, and a proportion of Sites 525 and 526 are located within 200m of this watercourse. Site 137 coincides with a minor watercourse. A proportion of Sites 136 and 136a are located within 200m of a minor watercourse. The proposed development at these eight sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.8.6 SA Objective 6 – Natural Resources

- B.8.6.1 Previously Developed Land:** Sites 491, 638 and 704 comprise previously developed land. The proposed development at these three sites would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected.
- B.8.6.2** Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, SAD141, 440, 523, 525, 526, 536a, 536b and 696 comprise previously undeveloped land, and Site 489 comprises a previous quarry site which has been restored to greenfield. The proposed development at these 21 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.8.6.3 ALC:** Sites 116, 119a, 119b, 131, 489 and 696 are situated wholly or partially on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these six sites, due to the loss of this agriculturally important natural resource. Sites 136, 137, SAD139, 525, 526 and the majority of Sites 136a, 138 and 440 are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. Sites 120, SAD136, 523 and the majority of Sites 134, SAD141, 536a and 536b are situated on 'urban' land. Therefore, a minor positive impact would be expected at these 15 sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.8.7 SA Objective 7 – Housing

- B.8.7.1** See **section 3.7**.

B.8.8 SA Objective 8 – Health & Wellbeing

- B.8.8.1 NHS Hospital:** The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 8.5km south west of the cluster. The proposed development at the 24 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

- B.8.8.2 GP Surgery:** The closest GP surgeries are The Nile Practice, High Street Surgery, Southfield Way Surgery and Wardles Lane Surgery, located towards the centre of the cluster. Sites 134, SAD136, 136, 491, 523 and 638 are located within the target distance to one or more of these GP surgeries. The proposed development at these six sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 116, 119a, 119b, 120, 131, 136a, 137, 138, SAD139, SAD141, 440, 489, 525, 526, 536a, 536b, 696 and 704 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these 18 sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.8.8.3 Leisure Centre:** The closest leisure facility is Cheslyn Hay Leisure Centre, located in the centre of the cluster. Sites 116, 119a, 119b, 120, 131, SAD136, 136, 137, 489 and 523 are located within the target distance to this leisure centre. The proposed development at these ten sites would be expected to have a minor positive impact on the access of site end users to this facility. Sites 134, 136a, 138, SAD139, SAD141, 440, 491, 525, 526, 536a, 536b, 638, 696 and 704 are located wholly or partially outside the target distance to this leisure centre, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.8.8.4 AQMA:** Sites 138, SAD139 and 704 are located wholly or partially within 200m of 'CCDC AQMA 2'. The proposed development at these three sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 136a, 137, SAD141, 440, 489, 491, 523, 525, 526, 536a, 536b, 638 and 696 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these 21 sites.
- B.8.8.5 Main Road:** A small proportion of Sites 119b, 120, 131, 134, 138, SAD139, SAD141, 489, 526, 696 and 704 are located within 200m of the M6 Toll, A460, A462, A34 and A5. The proposed development at these eleven sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 116, 119a, SAD136, 136, 136a, 137, 440, 491, 523, 525, 536a, 536b and 638 are located over 200m from a main road. The proposed development at these 13 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.8.8.6 Access to Public Greenspace:** Sites 116, 119a, 119b, 120, 134, SAD136, 136, 136a, 137, 138, SAD141, 440, 489, 491, 523, 525, 526, 536a, 536b and 638 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 20 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites SAD139, 704, and the majority of Sites 131 and 696 are located over

600m from a public greenspace. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to outdoor space.

- B.8.8.7 PRow/Cycle Network:** Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, SAD141, 440, 489, 491, 523, 525, 526, 638, 696 and 704 are located within 600m of the PRow network. Sites 119b, 120, 138, SAD139, SAD141 and 704 are also located within 600m of a cycle path. The proposed development at these 22 sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. The majority of Sites 536a and 536b are located over 600m from the PRow and cycle networks, and therefore, the proposed development at these two sites could potentially have a minor negative impact on pedestrian and cycle access.

B.8.9 SA Objective 9 – Cultural Heritage

- B.8.9.1 Grade II Listed Building:** Site 536a is located adjacent to the Grade II Listed Building ‘Landywood Farmhouse’. Site 536b is located approximately 180m from this Listed Building. The proposed development at these two sites could potentially have a minor negative impact on the setting of this Listed Building.

- B.8.9.2 Archaeology:** Sites SAD136 and 136 coincide with the archaeological feature ‘Fisher’s Farm Mine’. Sites 116 and 137 coincide with ‘Wyrley Cannock Colliery (No.1)’ and ‘Great Wyrley Colliery (No. 2 Plant)’ and Site 523 is located adjacent to this feature. Site 120 coincides with ‘Mineral Railway, Cannock Old Coppice Colliery, Cheslyn Hay’. Site 131 coincides with ‘Farmhouse, Blacklees Farm, Warstones Road, Saredon’. Site 136a coincides with ‘Old Coal Shafts, East of Wyrley Cannock Colliery (No. 8)’ and ‘Upper Landywood Mine’. Site 138 coincides with ‘Old Coal Shaft, Great Wyrley’. Site 489 coincides with ‘Site of Rosemary Tileries, Cheslyn Hay’. Site 525 coincides with ‘Brownhills Colliery Number 3 Plant, Great Wyrley’ and Site 526 is located adjacent to this feature. Site 696 coincides with ‘Copper Alloy Ring Findspot, Great Wyrley’. Sites 134 and SAD141 are located adjacent to ‘Walsall (2 Districts) Turnpike Road’. Site 536a is located adjacent to ‘Wyrley Bank Branch, Wyrley and Essington Canal’. The proposed development at these 16 sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

- B.8.9.3 Historic Character:** Sites 136a, 137, 536a, 536b and 696 are located within an area of high historic value. Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 138, SAD139, SAD141, 440, 489, 491, 523, 525, 526, 638 and 704 are located within an area of medium historic value. The proposed development at these 24 sites could potentially have a minor negative impact on historic character.

B.8.10 SA Objective 10 – Transport & Accessibility

- B.8.10.1 Bus Stop:** Sites 120, SAD136, 136, 136a, 138, SAD141, 491, 523, 536a and 638 are located within the target distance to bus stops on Wolverhampton Road, Littlewood Lane, Streets Lane, Walsall Road, Strawberry Lane, Gorsey Lane, Coppice Lane, Holly Lane, Cemetery Street and Landywood Lane, providing regular services. The proposed development at these ten sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 116, 119a, 119b, 131, 134, 137, SAD139, 440, 489, 525, 526, 536b, 696 and 704 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these 14 sites could potentially have a minor negative impact on site end users' access to bus services.
- B.8.10.2 Railway Station:** The closest railway station is Landywood Railway Station, located in the centre of the cluster. Sites 116, 119a, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, SAD141, 440, 489, 491, 523, 525, 526, 536a, 536b, 638, 696 and 704 are located within the target distance to this railway station, and therefore, the proposed development at these 23 sites would be expected to have a minor positive impact on site end users' access to rail services. The majority of Site 119b is located outside the target distance to this railway station, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to rail services.
- B.8.10.3 Pedestrian Access:** Sites 116, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, SAD141, 440, 489, 491, 523, 536a, 536b, 638, 696 and 704 are well connected to the existing footpath network. The proposed development at these 20 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 119a, 119b, 525 and 526 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.
- B.8.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these 24 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.8.10.5 Local Services:** The nearest convenience stores include Co-op Food Great Wyrley, Tesco Express (Esso), Landywood Stores and Nisa Local. Sites 134, SAD136, 136, 138, SAD139, SAD141, 491 and 638 are located within the target distance to one of these convenience stores. Therefore, the proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to local services. Sites 116, 119a, 119b, 120, 131, 136a, 137, 440, 489, 523, 525, 526, 536a, 536b, 696 and 704 are located wholly or partially outside the target distance to these convenience stores. The proposed development at these 16 sites could potentially have a minor negative impact on the access of site end users to local services.

- B.8.10.6 Sites SAD136, 136, 138, SAD141, 491 and 638 are located in close proximity to a bus stop, railway station and convenience store, and are well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at these six sites.

B.8.11 SA Objective 11 – Education

- B.8.11.1 **Primary School:** Cheslyn Hay and Great Wyrley are served by several primary schools, including Cheslyn Hay Primary School, St Thomas More Catholic Primary School, Landywood Primary School and Glenthorpe Community Primary School. Sites 119a, 119b, SAD136, 138, SAD139, SAD141, 440, 489, 491, 523, 536a, 536b, 638 and 704 are located within the target distance to one or more of these primary schools. The proposed development at these 14 sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 116, 120, 131, 134, 136, 136a, 137, 525, 526 and 696 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these ten sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.8.11.2 **Secondary School:** Cheslyn Hay and Great Wyrley are served by Cheslyn Hay High School and Great Wyrley High School. Sites 116, 119a, 119b, 120, 131, 134, SAD136, 136, 136a, 137, 138, SAD139, SAD141, 440, 489, 523, 525 and 704 are located within the target distance to one or both of these secondary schools. The proposed development at these 18 sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 491, 526, 536a, 536b, 638 and 696 are located outside the target distance to these secondary schools, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of new residents to secondary education.
- B.8.11.3 The proposed development at Sites 119a, 119b, SAD136, 138, SAD139, SAD141, 440, 489, 523 and 704 would be expected to have a major positive impact on new residents' access to both primary and secondary education. The proposed development at Sites 526 and 696 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

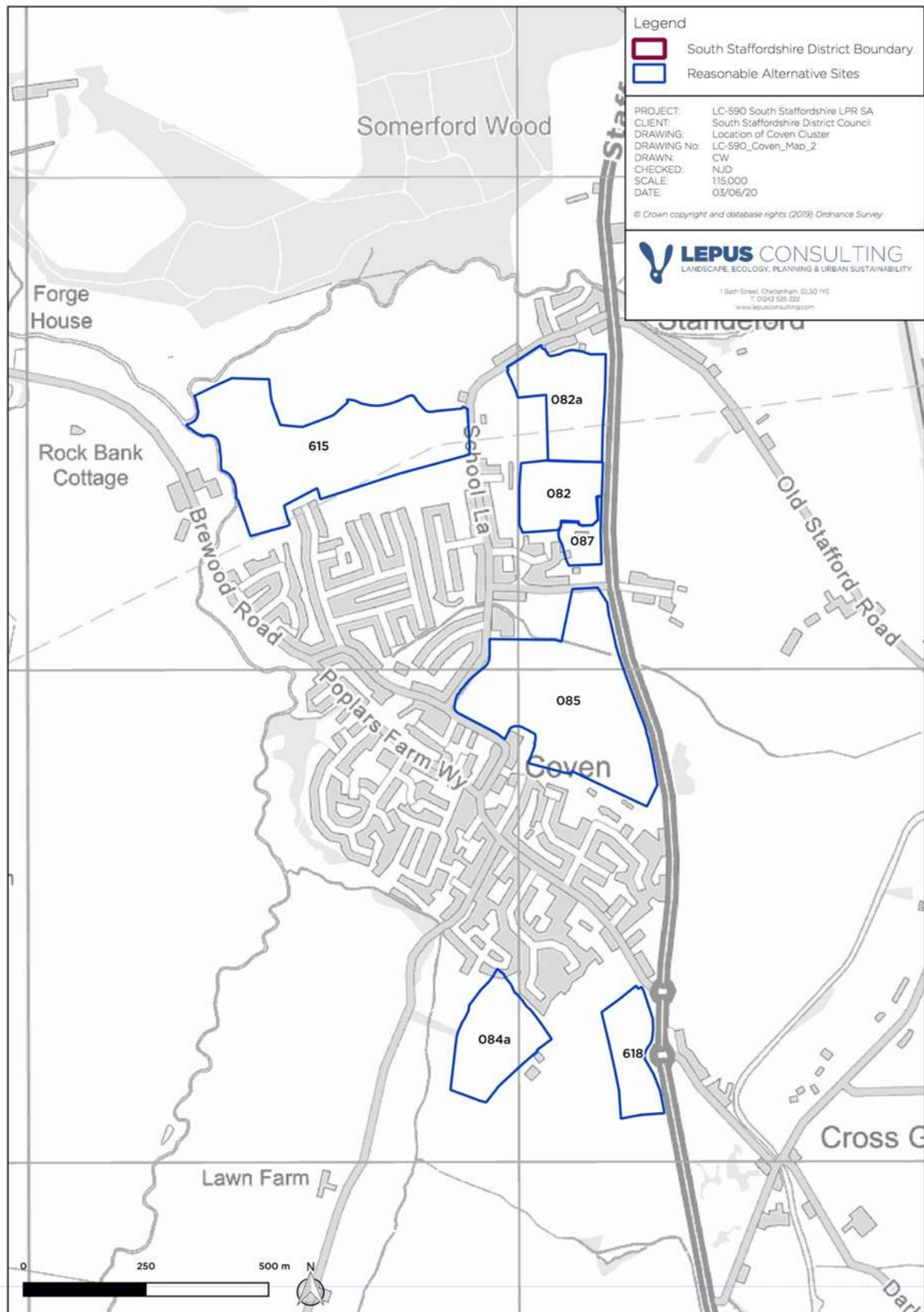
B.8.12 SA Objective 12 – Economy

- B.8.12.1 **Employment Floorspace:** Site 491 currently coincides with warehouses located in 'Landywood Enterprise Park', Great Wyrley. Site 134 coincides with 'Home Farm Livery & Riding Centre'. Site 638 coincides with 'Offshore Stainless Supplies'. The proposed residential-led development at these three sites could potentially result in the loss of these businesses, and consequently the employment opportunities they provide. Therefore, a

major negative impact would be expected following the proposed development at these sites.

- B.8.12.2 **Access to Employment:** Sites 119a, 120, SAD136, 136, SAD141, 491 and 523 are located in areas with ‘reasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these seven sites would be expected to have a minor positive impact on site end users’ access to employment. Sites 116, 119b, 131, 134, 136a, 137, 138, SAD139, 440, 489, 525, 526, 536a, 536b, 638, 696 and 704 are located in areas with ‘poor’ sustainable access to employment opportunities, and therefore, the proposed development at these 17 sites would be expected to have a minor negative impact on site end users’ access to employment.

B.9 Coven



Coven Cluster			
This cluster is located towards the north of the South Staffordshire District. See the Coven cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
082	Land between A449 Stafford Rd & School Lane	Residential-led	2.19
082a	Land between A449 Stafford Rd & School Lane	Residential-led	3.18
084a	Land off Birchcroft	Residential-led	3.08
085	Land at Grange Farm	Residential-led	9.37
087	Land at Stadacona, Stafford Road, Coven	Residential-led	0.70
615	Land west of School Lane	Residential-led	9.23
618	Land west A449	Residential-led	2.06

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
082	+/-	+	-	-	-	-	+	-	-	-	-	-
082a	+/-	+	-	-	-	-	+	-	-	-	-	+
084a	+/-	-	-	--	-	-	+	-	0	-	--	-
085	+/-	-	-	-	-	-	+	-	-	-	-	-
087	+/-	+	-	-	-	-	+	-	-	-	-	-
615	+/-	-	-	-	-	-	+	-	-	-	--	-
618	+/-	+	-	--	-	-	+	-	0	-	-	+

B.9.1 SA Objective 1 – Climate Change Mitigation

B.9.1.1 See **section 3.1**.

B.9.2 SA Objective 2 – Climate Change Adaptation

B.9.2.1 **Fluvial Flooding:** A small proportion in the west of Site 615 is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 082, 082a, 084a, 087 and 618 are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.9.2.2 **Surface Water Flooding:** A proportion of Sites 084a, 085 and 615 coincide with areas determined to be at low and/or medium risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.9.3 SA Objective 3 - Biodiversity & Geodiversity

- B.9.3.1 **Natura 2000:** All sites in this cluster are located within 12km of 'Cannock Chase' SAC to the south west. A minor negative impact would be expected as a result of the proposed development at these seven sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.9.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.9.3.3 **SSSI IRZ:** 'Four Ashes Pit' SSSI is located approximately 900m north east of the cluster. All sites in this cluster are located within an IRZ which states that "*any residential developments with a total net gain in residential units*" should be consulted on. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

B.9.4 SA Objective 4 – Landscape & Townscape

- B.9.4.1 **Green Belt Harm:** The release of Green Belt land at Site 618 is considered by the Green Belt Study to result in 'high' harm to the Green Belt. Site 084a is assessed as being in an area where development of the site would result in 'moderate-high' harm to the Green Belt. Development of these two sites is assessed as having potentially major negative impacts.
- B.9.4.2 Development of Sites 082a and 615 are considered to result in 'moderate' harm to the Green Belt purposes, and Sites 085 and 087 as 'low-moderate' harm. Development of these four sites is assessed as having a minor negative impact.
- B.9.4.3 Site 082 was not assessed in the Green Belt Study. Development of this site is likely to have a negligible impact.
- B.9.4.4 **Landscape Sensitivity:** Sites 082a, 084a, 085, 087, 615 and 618 are considered by the Landscape Sensitivity Study to be within areas of 'moderate' landscape sensitivity. Development of these six sites has the potential to have a minor negative impact.
- B.9.4.5 Site 082 was not assessed in the Landscape Sensitivity Study. Development of this site is likely to have a negligible impact

- B.9.4.6 **Landscape Character:** Site 618 and the majority of Sites 084a and 085 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are *“mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands”*.
- B.9.4.7 The proposed residential development at these three sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.9.4.8 Sites 082, 082a, 087 and 615 are located in an area outside the scope of the character assessment, and therefore, the proposed development at these four sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.9.4.9 **Views from the PRow Network:** Site 085 coincides with a PRow, and Sites 082, 082a, 084a, 087, 615 and 618 are located in close proximity to several PRows. The proposed development at these seven sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.9.4.10 **Views for Local Residents:** The proposed development at Sites 082, 082a, 084a, 085, 087, 615 and 618 could potentially alter the views experienced by local residents, including on Brewood Road, Birchcroft and School Lane. Therefore, a minor negative impact on the local landscape would be expected at these seven sites.
- B.9.4.11 **Urbanisation of the Countryside:** Sites 084a, 085, 615 and 618 are located in the open countryside surrounding Coven. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside, and therefore, have a minor negative impact on the local landscape.
- B.9.4.12 **Coalescence:** Site 082a comprises previously undeveloped land, situated between Lower Green and Standeford. The proposed development at this site could potentially increase the risk of coalescence between these developments, and therefore, have a minor negative impact on the local landscape.

B.9.5 SA Objective 5 – Pollution & Waste

- B.9.5.1 **Main Road:** The A449 passes to the east of Coven. Sites 082, 082a, 085, 087 and 618 are located adjacent to this road. The proposed development at these five sites could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic

using the A449 would be expected to have a minor negative impact on air quality and noise at these sites.

B.9.5.2 Groundwater SPZ: All sites in this cluster coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these seven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.9.5.3 Watercourse: Site 085 coincides with a minor watercourse, and a proportion of Site 087 is located within 200m of this watercourse. Site 615 is located adjacent to the River Penk and the Saredon Brook. The majority of Site 084a is located within 200m of the Watershead Brook. A proportion of Site 082a is located within 200m of the Saredon Brook. A proportion of Site 618 is located within 200m of the Staffordshire and Worcestershire Canal. The proposed development at these six sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.9.6 SA Objective 6 – Natural Resources

B.9.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these seven sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. This negative impact would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.9.6.2 ALC: Site 618 and the majority of Site 085 are situated on ALC Grade 2 land. Site 082 and the majority of Sites 082a, 084a, 087 and 615 are situated on ALC Grade 3 land. ALC Grade 2 and potentially 3 are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this agriculturally important natural resource.

B.9.7 SA Objective 7 – Housing

B.9.7.1 See **section 3.7**.

B.9.8 SA Objective 8 – Health & Wellbeing

B.9.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 7.6km to the south east of the cluster. The proposed development at these seven sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

- B.9.8.2 GP Surgery:** The closest GP surgery is Brewood Medical Practice, located approximately 3.4km north west of the cluster. The proposed development at the seven sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.9.8.3 Leisure Centre:** The closest leisure facility is Codsall Leisure Centre, located approximately 5.3km south west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these seven sites.
- B.9.8.4 AQMA:** All sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.9.8.5 Main Road:** Site 082, 082a, 085, 087 and 618 are located adjacent to the A449. The proposed development at these five sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 084a and 615 are located over 200m from a main road. The proposed development at these two sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.9.8.6 Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.9.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. Sites 082a, 084a, 087 and 618 are also located within 600m of a cycle path. The proposed development at these seven sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.9.9 SA Objective 9 – Cultural Heritage

- B.9.9.1 Grade II Listed Building:** Site 615 is located approximately 80m from the Grade II Listed Building 'Jackson's Bridge'. Site 085 is located approximately 30m from 'Grange Farmhouse' and 'The Beeches', and approximately 40m from 'Church of St Paul'. The proposed development at these two sites could potentially have a minor negative impact on the settings of these Listed Buildings.

B.9.9.2 Archaeology: Site 615 is located adjacent to the archaeological feature ‘Site of Sewage Works, North of Coven, Brewood’. The proposed development at this site could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.9.9.3 Historic Character: Sites 082, 082a, 085, 087 and 615 are located within an area of medium historic value. The proposed development at these five sites could potentially have a minor negative impact on historic character.

B.9.10 SA Objective 10 – Transport & Accessibility

B.9.10.1 Bus Stop: Sites 082, 084a, 085 and 618 are located within the target distance to bus stops on Stafford Road, Brewood Road and Sunset Close, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users’ access to bus services.

B.9.10.2 Railway Station: The closest railway stations are Bilbrook Railway Station and Codsall Station, both located approximately 5.5km to the south west of the cluster. Therefore, the proposed development at these seven sites would be likely to have a minor negative impact on site end users’ access to rail services.

B.9.10.3 Pedestrian Access: All sites in this cluster are well connected to the existing footpath network. The proposed development at these seven sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot.

B.9.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these seven sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.9.10.5 Local Services: The nearest convenience store is Co-op, located in the centre of the cluster. Sites 084a, 085 and 087 are located within the target distance to this convenience store. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to local services. Sites 082, 082a, 615 and 618 are located outside the target distance to this convenience store. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.9.11 SA Objective 11 – Education

B.9.11.1 Primary School: Coven is served by St Paul’s C of E First School. Although Sites 082, 082a, 085, 087 are located within the target distance to this school, the school only provides education for children up to age 9. Therefore, the proposed development at Sites 082, 082a,

084a, 085, 087, 615 and 618 would be expected to have a minor negative impact on the access of new residents to primary education.

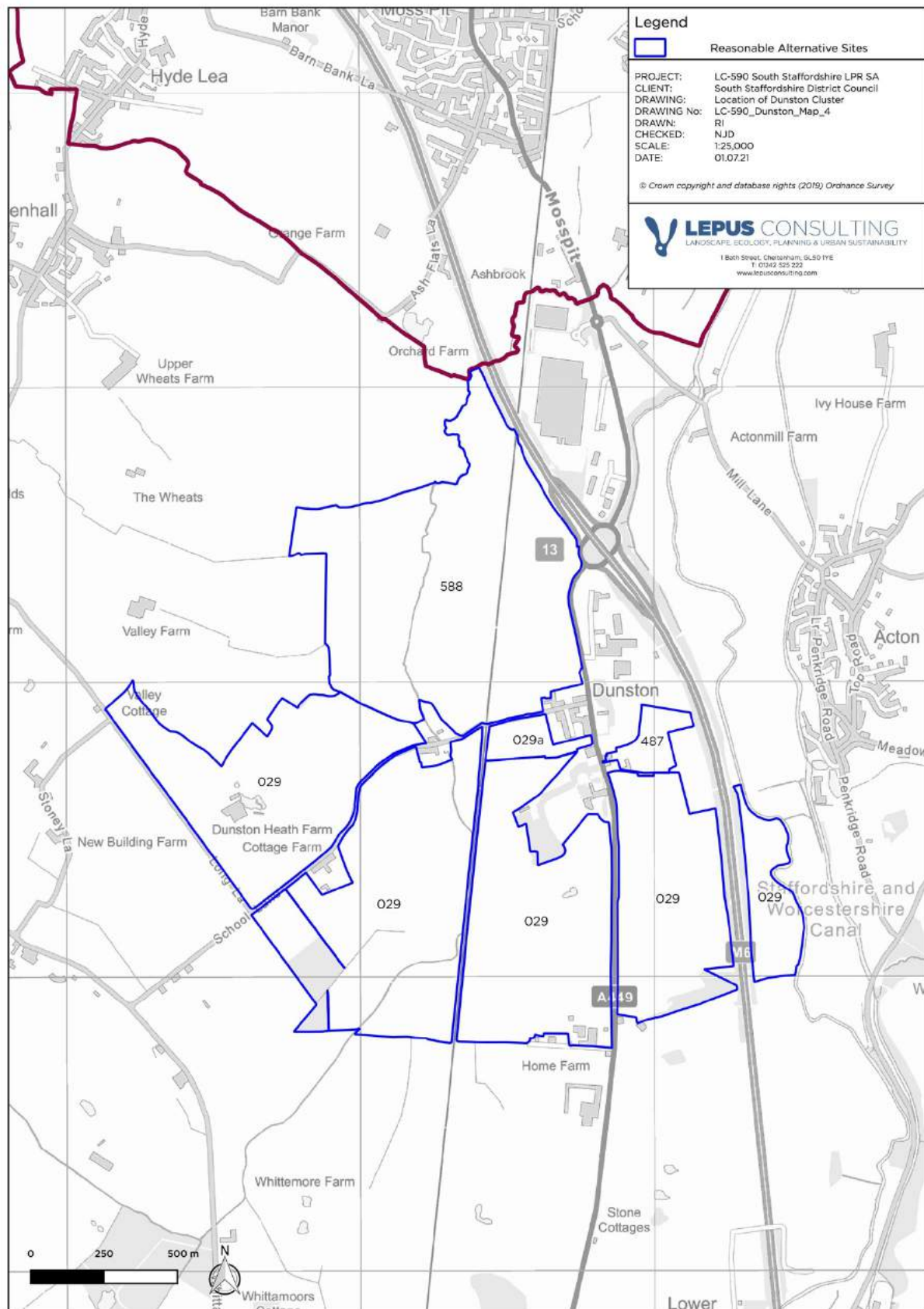
B.9.11.2 Secondary School: The closest non-selective secondary schools to Coven are Codsall Community High School, located approximately 5km to the south west of the cluster, and Ormiston New Academy, located approximately 5km to the south. All sites in this cluster are located outside the target distance to these secondary schools, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.9.11.3 The proposed development at Sites 084a and 615 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.9.12 SA Objective 12 – Economy

B.9.12.1 Access to Employment: Sites 082a and 618 are located in areas with 'reasonable' sustainable access to employment opportunities, and therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to employment. Sites 082, 084a, 085, 087 and 615 are located in an area with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to employment.

B.10 Dunston



Dunston Cluster			
This cluster is located in the north of the South Staffordshire District. See the Dunston cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
029	Land at Dunston Estate, Dunston	Residential-led	120.60
029a	School Lane	Residential-led	3.35
487	Land rear The Cottage	Residential-led	3.64
588	Dunston Dairy Farm (employment)	Residential-led	70.63

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
029	+/-	--	-	-	-	-	+	-	-	-	-	--
029a	+/-	-	-	-	-	-	+	-	-	-	-	-
487	+/-	-	-	-	-	-	+	-	-	-	-	-
588	+/-	--	-	-	-	-	+	-	-	-	--	-

B.10.1 SA Objective 1 – Climate Change Mitigation

B.10.1.1 See **section 3.1**.

B.10.2 SA Objective 2 – Climate Change Adaptation

B.10.2.1 **Fluvial Flooding:** Sites 029, 487 and 588 are located partially within Flood Zones 2 and 3. The proposed development at these three sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Site 029a is located wholly within Flood Zone 1. A minor positive impact would be expected at this site, as the proposed development at this location would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.10.2.2 Surface Water Flooding:** A proportion of Sites 029 and 588 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 487 and 029a coincide with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.10.3 SA Objective 3 - Biodiversity & Geodiversity

- B.10.3.1 Natura 2000:** Sites 029, 029a, 487 and 588 are located less than 5km west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.10.3.2** At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.10.3.3 SSSI IRZ:** ‘Cannock Chase’ SSSI is located approximately 4.2km east of the cluster. All sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these four sites could potentially have a minor negative impact on the features for which this SSSI has been designated.
- B.10.3.4 Priority Habitat:** Site 029 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.10.4 SA Objective 4 – Landscape & Townscape

- B.10.4.1 AONB:** Sites 029 and 588 comprise large areas of previously undeveloped land, as well as smaller Site 029a, and are located approximately 3.8km west of Cannock Chase AONB. The proposed development at these three sites would be expected to have a minor negative impact on the setting of this nationally designated landscape.
- B.10.4.2 Green Belt Harm:** All sites within the Dunston cluster were not assessed in the Green Belt Study. Development of these sites is likely to have a negligible impact.

- B.10.4.3 **Landscape Sensitivity:** Sites 029 and 029a are considered by the Landscape Sensitivity Study to be within areas of ‘moderate’ landscape sensitivity. Site 588 is identified as being located within areas of ‘moderate’ and ‘low-moderate’ landscape sensitivity. Additionally, Site 487 is assessed as being located within an area of ‘low-moderate’ landscape sensitivity. Therefore, development of these four sites has the potential to have a minor negative impact.
- B.10.4.4 **Landscape Character:** Site 487 and the majority of Sites 029 and 029a are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmland’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”.
- B.10.4.5 Site 588 and a small proportion of Sites 029 and 029a are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Settled Farmlands’. The characteristic landscape features of this LCT are “*a gently undulating landform with pronounced occasional high points; mature broadleaved woodlands; hedgerow oaks and a strong irregular hedgerow pattern; well treed field ponds and stream corridors; traditional red brick farmsteads and settlements; [and] small ancient winding lanes*”.
- B.10.4.6 A small proportion of Site 029 is located within the RCA ‘Staffordshire Plain’ and the LCT ‘Riparian Alluvial Lowlands’. The characteristic landscape features of this LCT are “*a flat landform, with pastoral floodplain farming; waterside tree species; a variety of watercourses from rivers and canals to streams; dykes and water channels; poplar plantations and hawthorn hedges in an angular field pattern; isolated red brick farm buildings*.”
- B.10.4.7 The proposed residential development at these four sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.
- B.10.4.8 **Views from the PRoW Network:** Sites 029 and 588 coincide with a PRoW, and Sites 029a and 487 are located in close proximity to several PRoWs. The proposed development at these four sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.10.4.9 **Views for Local Residents:** The proposed development at all four sites in this cluster could potentially alter the views experienced by local residents on School Lane and Church Close. Therefore, a minor negative impact on the local landscape would be expected.

B.10.4.10 Urbanisation of the Countryside: All sites in this cluster are located in the open countryside surrounding Dunston. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.10.4.11 Coalescence: Sites 029 and 588 comprise large areas of previously undeveloped land, situated between Acton Gate and Dunston. The proposed development at these two sites could potentially increase the risk of coalescence between these developments, and therefore, have a minor negative impact on the local landscape.

B.10.5 SA Objective 5 – Pollution & Waste

B.10.5.1 Main Road: The A449 passes through Dunston and the M6 passes to the east. Sites 029, 487 and 588 are located adjacent to both of these roads. A proportion of Site 029a is located within 200m of the A449. The proposed development at these four sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449 and M6 would be expected to have a minor negative impact on air quality and noise at these sites.

B.10.5.2 Railway Line: A railway line passes to the west of Dunston, linking Wolverhampton to Stafford. Site 588 coincides with this railway line, and Sites 029 and 029a are located adjacent to this railway line. The proposed development at these three sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.10.5.3 Watercourse: Sites 029 and 588 coincide with a minor watercourse, and a proportion of Site 029a is located within 200m of this watercourse. A proportion of Sites 029 and 487 are located within 200m of the River Penk. The proposed development at these four sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.10.6 SA Objective 6 – Natural Resources

B.10.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 029, 029a, 487 and 588 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.10.6.2 ALC: All sites in this cluster are situated wholly or partially on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource.

B.10.7 SA Objective 7 – Housing

B.10.7.1 See **section 3.7**.

B.10.8 SA Objective 8 – Health & Wellbeing

B.10.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is County Hospital, located to the north of the cluster. All sites are located wholly or partially outside the target distance to this hospital. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.10.8.2 **GP Surgery:** The closest GP surgery is Penkridge Medical Practice, located approximately 3.7km south of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.10.8.3 **Leisure Centre:** The closest leisure facility is Penkridge Leisure Centre, located approximately 5.2km south of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.10.8.4 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.10.8.5 **Main Road:** Sites 029, 029a, 487 and 588 are located adjacent to or within 200m of the A449 and/or M6. The proposed development at these four sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

B.10.8.6 **Access to Public Greenspace:** Sites 029a and 487 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 029 and 588 are located over 600m from a public greenspace. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.10.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. Sites 029a and 588 are also located within 600m of a cycle path. The proposed development at these four sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.10.9 SA Objective 9 – Cultural Heritage

- B.10.9.1 Grade II* Listed Building:** Site 029 is located approximately 260m from ‘Church of St James’ in Acton Trussell, predominantly separated by natural form. The proposed development at this site could therefore potentially have a minor negative impact on the setting of this Listed Building.
- B.10.9.2 Grade II Listed Building:** Site 029 is located adjacent to the Grade II Listed Building ‘Church of St Leonard’ and is in close proximity to various Grade II Listed Buildings such as being located approximately 80m from ‘Dunston House’ and ‘Former Stable Block approximately 20 yards south west of Dunston Hall’. Sites 029a and 487 are located within approximately 150m from these three Listed Buildings, and Site 588 is located approximately 80m from ‘Dunston Farmhouse’. The proposed development at these four sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.10.9.3 Scheduled Monument:** Site 029 is located approximately 160m west of ‘Moated site at Moat House Farm’ SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.
- B.10.9.4 Archaeology:** Site 029 coincides with several archaeological features including ‘Dunston Hall, Dunston’, ‘Water Meadow, East of Dunston Hall, Dunston’ and ‘Possible Enclosures, South of Dunston Hall, Dunston’. Site 029a coincides with ‘Dunston/Dunestone (Settlement)’. Site 487 coincides with ‘Water Meadow, East of Dunston Hall, Dunston’. Site 588 coincides with ‘Clay Flat’. The proposed development at these four sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.10.10 SA Objective 10 – Transport & Accessibility

- B.10.10.1 Bus Stop:** Sites 029a and 487 are located within the target distance to bus stops on School Lane and the A449, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 029 and 588 are located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users’ access to bus services.
- B.10.10.2 Railway Station:** The closest railway station is Penkridge Railway Station, located approximately 5km to the south of the cluster. Therefore, the proposed development at the four sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

- B.10.10.3 **Pedestrian Access:** Sites 029, 029a, 487 and 588 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.
- B.10.10.4 **Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.10.10.5 **Local Services:** The nearest convenience stores include Co-op Food and Tesco Express, located approximately 4km north of the cluster. Site 029 is expected to have an on-site local service in the future, therefore the proposed development at this site would be expected to have a minor positive impact on site end users' access to local services. Sites 029a, 487 and 588 are located outside the target distance to these convenience stores. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

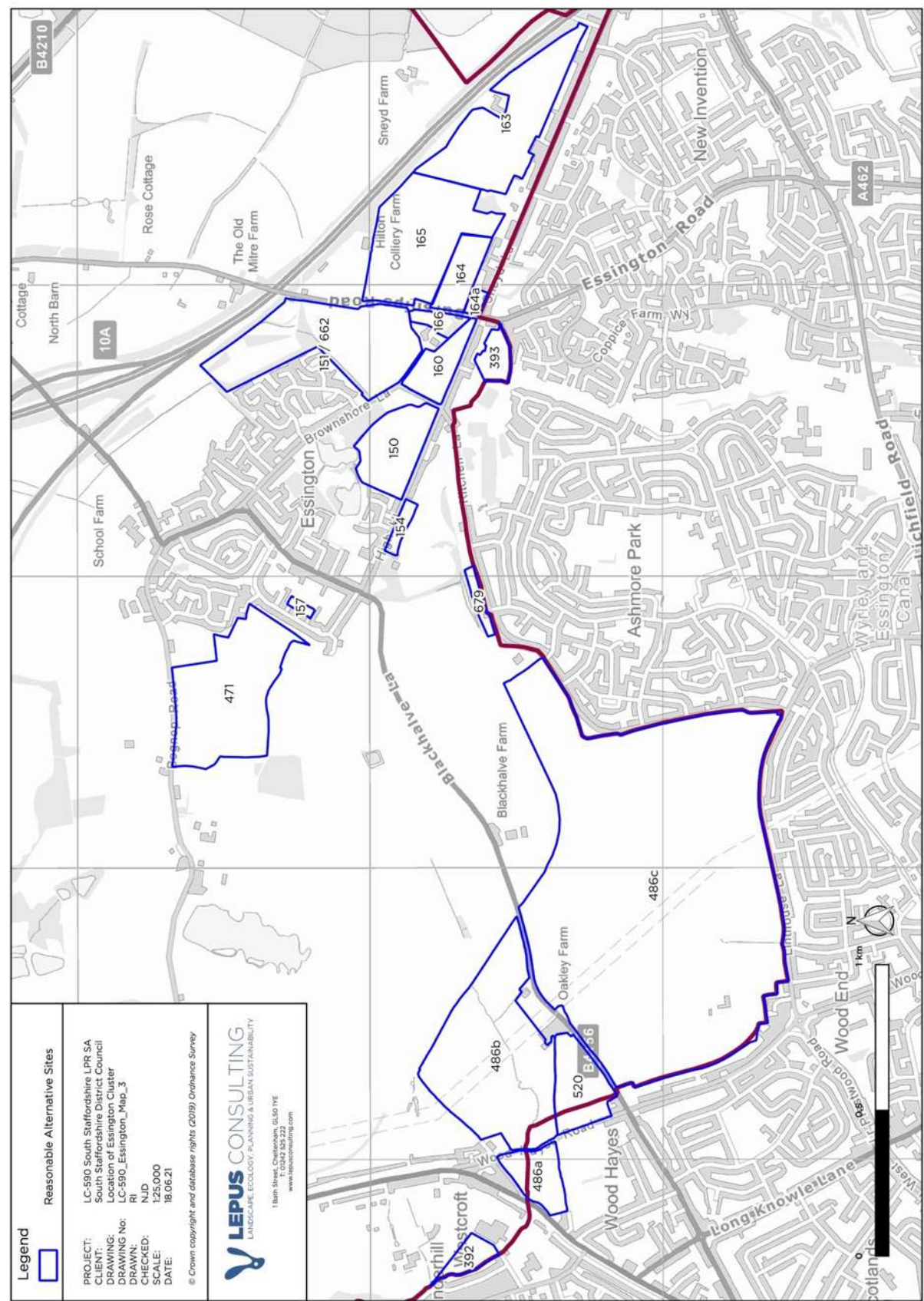
B.10.11 SA Objective 11 – Education

- B.10.11.1 **Primary School:** Dunston is served by St Leonards C of E First School. Sites 029a and 487 are located within the target distance to this school; however, the school only provides education for children up to age 9. Sites 029 and 588 are located partially outside the target distance to this school. However, Site 029 would be expected to include provision for primary education in the future and therefore the proposed development at this site would be expected to have a minor positive impact on the access of new residents to primary education. As the proposed development at Sites 029a, 487 and 588 would be expected to have a minor negative impact on the access of new residents to primary education.
- B.10.11.2 **Secondary School:** The closest secondary school to Dunston is Stafford Manor High School, located approximately 4km to the north of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.
- B.10.11.3 The proposed development at Site 588 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.10.12 SA Objective 12 – Economy

- B.10.12.1 Employment Floorspace:** Site 029 currently coincides with ‘Dunston Heath Farm’ and ‘Home Farm’. This site is proposed for residential-led end use and therefore the proposed residential development at this site could potentially result in the loss of these businesses, and consequently the employment opportunities it provides. Therefore, in accordance with the method used for this SA, a major negative impact would be expected following the proposed development at this site.
- B.10.12.2 Access to Employment:** Sites 029, 029a, 487 and 588 are located in areas with ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users’ access to employment.

B.11 Essington



Essington Cluster

This cluster is located in the east of the South Staffordshire District. See the Essington cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
150	Land adjoining High Hill Rd	Residential-led	5.67
151/662	Land between M6 & Essington and adj. Bursnips Road	Residential-led	14.65
154	South Side of High Hill	Residential-led	0.80
157	Hill Street, Essington	Residential-led	0.29
160	Upper Sneyd Road/Brownshore Lane	Residential-led	3.00
163	Land off Sneyd Lane	Residential-led	12.24
164	Land at Bursnips Road/Sneyd Lane	Residential-led	2.92
164a	Land at Bursnips Road Part 2	Residential-led	0.47
165	Bursnips Road	Residential-led	12.79
166	Land at Holly Bank House, Bursnips Road	Residential-led	1.08
392	Land at Westcroft Farm	Residential-led	1.52
393	Land rear 3 - 65 Upper Sneyd Road	Residential-led	1.61
471	Land at Bognop Road	Residential-led	14.65
486a/b	Land off Blackhalve Lane	Residential-led	24.62
486c	Land off Blackhalve Lane	Residential with mixed-use (e.g. local centre, primary school etc.)	94.21
520	Oakley Farm Blackhouse Lane	Residential-led	4.93
679	Kitchien Lane	Residential-led	0.76

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
150	+/-	-	-	--	-	-	+	-	-	-	--	+
151/662	+/-	-	-	--	-	-	+	-	-	-	--	-
154	+/-	+	-	--	-	-	+	-	-	-	--	+
157	+/-	+	-	0	0	-	+	-	-	-	-	+
160	+/-	--	-	--	-	-	+	-	-	-	--	+
163	+/-	--	-	--	-	-	+	-	0	-	--	-
164	+/-	-	-	--	-	-	+	-	0	-	--	+
164a	+/-	+	-	--	-	-	+	-	0	-	-	+
165	+/-	--	-	--	-	-	+	-	-	-	--	+
166	+/-	+	-	--	-	-	+	-	-	-	--	+
392	+/-	--	-	--	-	-	+	-	0	-	++	+
393	+/-	+	-	-	-	-	+	-	-	-	-	+
471	+/-	+	-	--	0	-	+	-	-	-	-	-
486a/b	+/-	--	-	--	-	-	+	-	-	-	--	+
486c	+/-	--	-	--	-	-	+	-	-	-	-	+
520	+/-	--	-	--	-	-	+	-	-	-	++	-
679	+/-	--	-	--	-	-	+	-	0	-	-	+

B.11.1 SA Objective 1 – Climate Change Mitigation

B.11.1.1 See **section 3.1**.

B.11.2 SA Objective 2 – Climate Change Adaptation

B.11.2.1 **Fluvial Flooding:** The west of Site 392 is located within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 150, 151/662, 154, 157, 160, 163, 164, 164a, 165, 166, 393, 471, 486a/b, 486c, 520 and 679 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 16 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.11.2.2 Surface Water Flooding:** A proportion of Sites 160, 163, 165, 392, 486a/b, 486c, 520 and 679 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these eight sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 150, 151/662 and 164 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.11.3 SA Objective 3 - Biodiversity & Geodiversity

- B.11.3.1 Natura 2000:** All sites in this cluster is located within 13km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these 17 sites, due to the increased risk of development-related threats and pressures on these European designated sites.
- B.11.3.2** At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.11.3.3 SSSI IRZ:** ‘Cannock Extension Canal’ SSSI is located approximately 6.1km north east of the cluster, and ‘Stowe Pool and Walk Mill Clay Pit’ SSSI is located approximately 5.7km to the north of the cluster. All sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these 17 sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.
- B.11.3.4 Priority Habitat:** The entirety of Site 679 and a proportion of Sites 151/662 and 166 coincide with deciduous woodland priority habitat. The proposed development at these three sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.11.4 SA Objective 4 – Landscape & Townscape

- B.11.4.1 Green Belt Harm:** The release of Green Belt land at Sites 154, 392, 471, 486a/b, 486c, 520 and 679 is considered by the Green Belt Study to result in ‘high’ levels of harm to the purposes of the Green Belt. Sites 150, 151/662, 160, 163, 164, 164a, 165 and 166 are assessed as being in an area where development of the site could result in ‘moderate-high’ harm to the Green Belt. Development of these 15 sites is assessed as having a potentially major negative impact.

- B.11.4.2 Site 393 is located in an area where development could result in 'low' Green Belt harm, and Site 157 was not assessed. Development of these two sites is assessed as having a negligible impact.
- B.11.4.3 **Landscape Sensitivity:** Site 392 is considered by the Landscape Sensitivity Study to be within an area of 'moderate' landscape sensitivity. Sites 150, 151/662, 154, 160, 163, 164, 164a, 165, 166, 393, 471, 486a/b, 486c, 520 and 679 are assessed as being in areas of 'low-moderate' landscape sensitivity. Development of these 16 sites has the potential to have a minor negative impact.
- B.11.4.4 Site 157 was not assessed in the Landscape Sensitivity Study. Therefore, development of this site is likely to have a negligible impact.
- B.11.4.5 **Country Park:** Roughwood Country Park is located approximately 100m south east of Site 163 and approximately 680m south east of Site 165. The proposed development at these two sites could potentially have a minor negative impact on views from this Country Park.
- B.11.4.6 **Landscape Character:** Sites 160, 163, 164, 164a, 165, 166 and a proportion of Site 151/662 are located within the RCA 'Cannock Chase and Cankwood' and the LCT 'Coalfield Farmlands'. The characteristic landscape features of this LCT are "*flat landform, mixed arable and pasture farming; heathy pioneer woodlands; commons; medium scale hedged field pattern; hedgerow oaks; well treed brook courses; narrow winding lanes; [and] canal*".
- B.11.4.7 Site 392 is located within the RCA 'Cannock Chase and Cankwood' and the LCT 'Settled Heathlands'. The characteristic landscape features of this LCT are "*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*".
- B.11.4.8 Sites 471, 486a/b, 486c, 520 and 679 are located within the RCA 'Cannock Chase and Cankwood' and the LCT 'Settled Plateau Farmland Slopes'. The characteristic landscape features of this LCT are "*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*".
- B.11.4.9 The proposed residential development at these 13 sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.

- B.11.4.10 Sites 150, 154, 157 and 393 are located in areas outside the scope of the character assessment, and therefore, the proposed development at these four sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.11.4.11 **Views from the PRow Network:** Sites 151/662, 160 and 486c coincide with a PRow, and Sites 150, 154, 163, 164, 164a, 165, 166, 471, 486a/b and 679 are located in close proximity to several PRows. The proposed development at these 13 sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.11.4.12 **Views for Local Residents:** The proposed development at Sites 150, 151/662, 154, 160, 163, 164, 164a, 165, 166, 392, 393, 471, 486a/b, 486c, 520 and 679 could potentially alter the views experienced by local residents, including those on High Hill, Sneyd Lane and Wood Hayes Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.11.4.13 **Urbanisation of the Countryside:** Sites 163, 165, 471, 486a/b, 486c and 520 are located in the open countryside surrounding Essington. The proposed development at these six sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.11.4.14 **Coalescence:** Site 486a/b comprises previously undeveloped land, situated between Westcroft and the outskirts of Wolverhampton (Wood Hayes). Site 486c is situated between the Wolverhampton suburbs of Wood Hayes and Ashmore. Sites 163 and 165 are located between Essington and Wolverhampton. The proposed development at these four sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.11.5 SA Objective 5 – Pollution & Waste

- B.11.5.1 **AQMA:** Sites 486a/b and 520 are located partially within the Wolverhampton AQMA. Sites 164a, 392, 393, 486c and 679 are located adjacent to this AQMA. The majority of Sites 160, 163, 164 and 166, and a proportion of Sites 150, 154 and 165, are also located within 200m of this AQMA. The proposed development at these 14 sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.11.5.2 **Main Road:** The A462 and M6 pass to the east of Essington, and the A460 passes to the west. Sites 163 and 165 are located adjacent to the M6. Sites 151/662, 160, 164, 164a, 165, 166 and 392 are located adjacent to the A462, and Site 393 is located within 200m of this road. Site 486a/b is located adjacent to the A460. The proposed development at these ten sites could potentially expose some site end users to higher levels of transport associated air and

noise pollution. Traffic using the A462, M6 and A460 would be expected to have a minor negative impact on air quality and noise at these sites.

- B.11.5.3 **Watercourse:** Site 486a/b coincides with a minor watercourse, and Site 392 is located adjacent to this watercourse. A proportion of Site 520 is also located within 200m of this watercourse. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.11.6 SA Objective 6 – Natural Resources

- B.11.6.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 150, 151/662, 154, 157, 160, 163, 164, 164a, 165, 166, 392, 393, 471, 486a/b, 486c, 520 and 679 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

- B.11.6.2 **ALC:** Sites 150, 151/662, 154, 157, 160, 164, 164a, 166, 392, 393, 471, 486a/b, 486c, 520 and 679 are primarily situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 15 sites, due to the loss of this agriculturally important natural resource. Sites 163 and 165 are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. Therefore, a minor positive impact would be expected, as the proposed development at these two sites would be likely to help prevent the loss of BMV land across the Plan area.

B.11.7 SA Objective 7 – Housing

- B.11.7.1 See **section 3.7**.

B.11.8 SA Objective 8 – Health & Wellbeing

- B.11.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is New Cross Hospital, located to the south west of the cluster. All sites in this cluster are located within the target distance to this hospital. The proposed development at these 17 sites would be expected to have a minor positive impact on the access of site end users to this essential health facility.

- B.11.8.2 GP Surgery:** The closest GP surgeries are Essington Medical Centre, located to the north of the cluster, and Sina Health Centre, located to the south of the cluster. Sites 154, 157, 160, 164, 164a, 165, 166, 393, 471 and 520 are located within the target distance to one of these GP surgeries. The proposed development at these ten sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 150, 151/662, 163, 392, 486a/b, 486c and 679 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these seven sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.11.8.3 Leisure Centre:** The closest leisure facility is Cheslyn Hay Leisure Centre, located approximately 6km north of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.11.8.4 AQMA:** Sites 486a/b and 520 are located partially within the Wolverhampton AQMA. Sites 392, 393, 486c and 679 are located adjacent to this AQMA. Sites 164a and 393 are located adjacent to Walsall AQMA. The majority of Sites 160, 163, 164 and 166, and a proportion of Sites 150, 154 and 165, are also located within 200m of one or both of these AQMAs. The proposed development at these 14 sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 151/662, 157 and 471 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at this site.
- B.11.8.5 Main Road:** Sites 151/662, 160, 163, 164, 164a, 165, 166, 392, 393 and 486a/b are located adjacent to, or wholly or partially within 200m of, the A462, M6 and/or A460. The proposed development at these ten sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 150, 154, 157, 471, 486c, 520 and 679 are located over 200m from a main road. The proposed development at these seven sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.11.8.6 Access to Public Greenspace:** Sites 150, 151/662, 154, 157, 160, 163, 164, 164a, 166, 392, 393, 471 and 679 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 13 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 165, 486a/b, 486c and 520 are located over 600m from a public greenspace. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.11.8.7 Net Loss of Public Greenspace: Site 471 partially coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.

B.11.8.8 PRow/Cycle Network: Sites 150, 151/662, 154, 157, 160, 163, 164, 164a, 165, 166, 393, 471, 486a/b, 486c, 520 and 679 are located within 600m of the PRow network. Sites 392 and 486a/b are also located within 600m of a cycle path. The proposed development at these 17 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.11.9 SA Objective 9 – Cultural Heritage

B.11.9.1 Grade II Listed Building: Site 471 is located approximately 200m from the Grade II Listed Building 'Essington Hall Farmhouse'. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building. Site 163 is located approximately 230m from 'Sneyd Farmhouse'. However, the site and Listed Building are separated by the M6. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.11.9.2 Scheduled Monument: Site 471 is located approximately 320m from 'Moat House moated site' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.

B.11.9.3 Archaeology: Site 166 coincides with the archaeological feature 'The Hollies Moated Site, Essington'. Site 393 coincides with 'No. 3 Pit and No. 4 Pit, Allen's Rough Colliery, Essington'. Site 486c coincides with 'Moated Site, East of Prestwood Farm, Essington'. Site 151/662 coincides with 'Essington Wood Colliery / Holly Bank Colliery, Essington'. Sites 165, 486a/b and 520 are located adjacent to various archaeological features. The proposed development at these seven sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.11.9.4 Historic Character: Sites 150, 151/662, 154, 157 and 160 are located within an area of medium historic value. The proposed development at these five sites could potentially have a minor negative impact on historic character.

B.11.10 SA Objective 10 – Transport & Accessibility

B.11.10.1 Bus Stop: Sites 150, 154, 157, 164a, 392, 393, 520 and 679 are located within the target distance to bus stops on Upper Sneyd Road, Wolverhampton Road, New Street, Wildtree Avenue, Wood Hayes Road and Barnard Road, providing regular services. The proposed development at these eight sites would be likely to have a minor positive impact on site end

users' access to bus services. Sites 151/662, 160, 163, 164, 165, 166, 471, 486a/b and 486c are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these nine sites could potentially have a minor negative impact on site end users' access to bus services.

B.11.10.2 Railway Station: The closest railway stations are Bloxwich North Railway Station and Bloxwich Station, located to the east of the cluster. Sites 163, 164 and 165 are located within the target distance to one or both of these railway stations, and therefore, the proposed development at these three sites would be expected to have a minor positive impact on site end users' access to rail services. Sites 150, 151/662, 154, 157, 160, 164a, 166, 392, 393, 471, 486a/b, 486c, 520 and 679 are located wholly or partially outside the target distance to these railway stations. Therefore, the proposed development at these 14 sites would be likely to have a minor negative impact on site end users' access to rail services.

B.11.10.3 Pedestrian Access: Sites 150, 151/662, 154, 157, 160, 164, 164a, 165, 166, 392, 393, 471, 486c and 679 are well connected to the existing footpath network. The proposed development at these 14 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 163, 486a/b and 520 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.11.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these 17 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.11.10.5 Local Services: The nearest convenience stores include Essington Post Office, Hill Street Grocers & Off Licence, One Stop Ashmore Park and Aldi. Sites 150, 154, 157, 160, 164, 164a, 166, 393 and 679 are located within the target distance to one or more of these convenience stores. Therefore, the proposed development at these nine sites would be expected to have a minor positive impact on site end users' access to local services. Site 486c is located outside the target distance to these convenience stores; however, it is likely that the proposed development at this site would include a local centre. Therefore, a minor positive impact would be expected at this site due to the provision of new local services. Sites 151/662, 154, 163, 165, 392, 486a/b and 520 are located wholly or partially outside the target distance to these convenience stores. The proposed development at these seven sites could potentially have a minor negative impact on the access of site end users to local services.

B.11.11 SA Objective 11 – Education

B.11.11.1 Primary School: Essington is served by several primary schools, including St John's Primary Academy, St Albans C of E Primary School, Beacon Primary School, Berrybrook Primary School, Long Knowle Primary School and Corpus Christi Catholic Primary School. Sites 157,

164a, 392, 393, 471, 520 and 679 are located within the target distance to one or more of these primary schools. The proposed development at these seven sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Site 486c is located outside the target distance to these primary schools; however, it is likely that the proposed development at this site would include a primary school. Therefore, a minor positive impact would be expected at this site due to the provision of new primary educational facilities. Sites 150, 151/662, 154, 160, 163, 164, 165, 166 and 486a/b are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these nine sites would be expected to have a minor negative impact on the access of new residents to primary education.

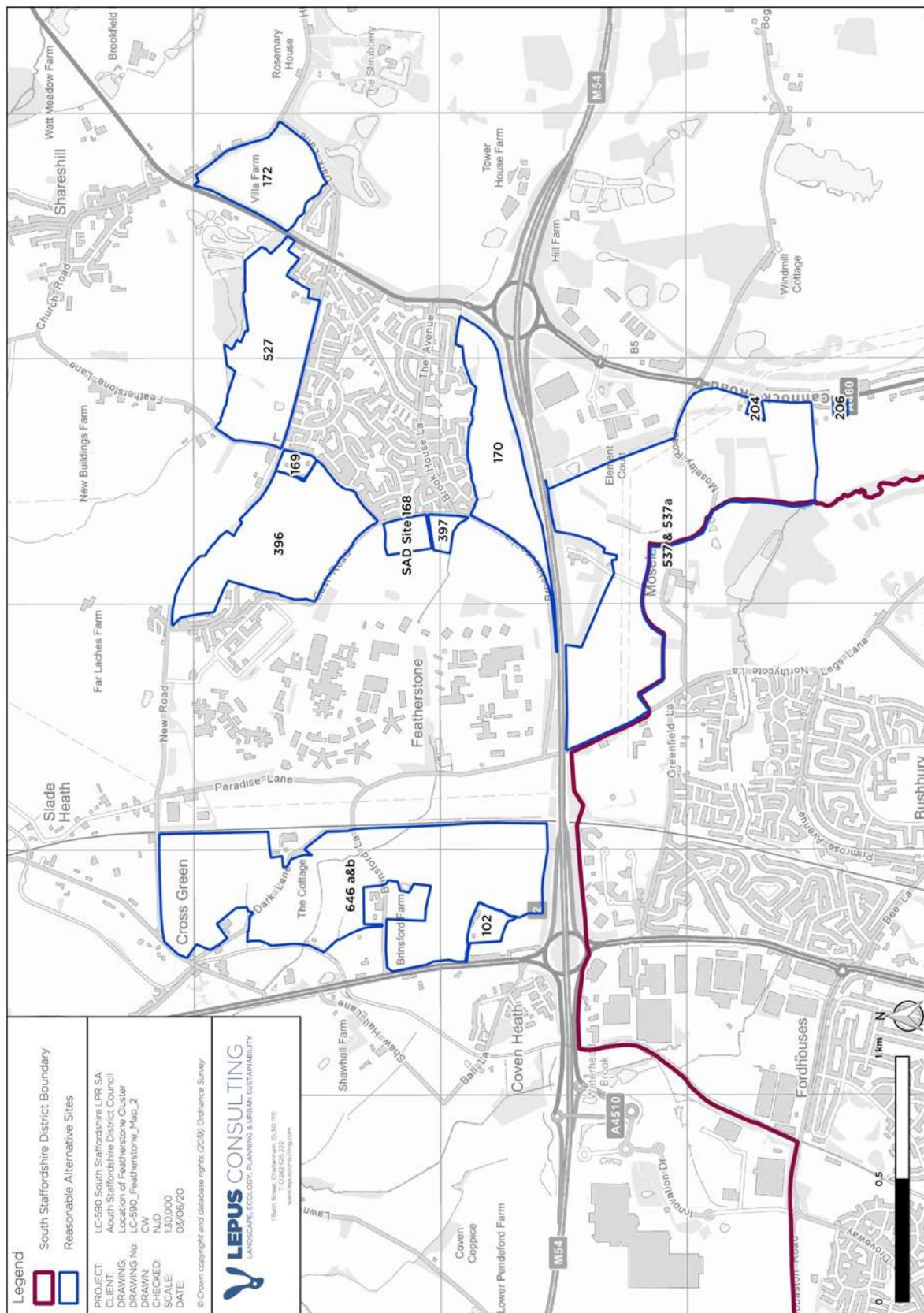
B.11.11.2 Secondary School: Essington is served by Moreton School and Wednesfield High School. Sites 392 and 520 are located within the target distance to Moreton School. The proposed development at these two sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 150, 151/662, 154, 157, 160, 163, 164, 164a, 165, 166, 393, 471, 486a/b, 486c and 679 are located wholly or partially outside the target distance to these secondary schools, and therefore, the proposed development at these 15 sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.11.11.3 The proposed development at Sites 150, 151/662, 154, 160, 163, 164, 165, 166 and 486a/b would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Sites 392 and 520 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.11.12 SA Objective 12 – Economy

B.11.12.1 Access to Employment: Sites 150, 154, 157, 160, 164, 164a, 165, 166, 392, 393, 486a/b, 486c and 679 are located in areas with 'reasonable' sustainable access to employment opportunities, and therefore, the proposed development at these 13 sites would be expected to have a minor positive impact on site end users' access to employment. Sites 151/662, 163, 471 and 520 are located adjacent to areas providing 'reasonable' or 'poor' sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users' access to employment.

B.12 Featherstone



Featherstone Cluster

This cluster is located in the east of the South Staffordshire District. See the Featherstone cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
102	Land at Garrick Works, Garrick Farm, Stafford Road	Residential-led	2.07
SAD 168	Land at Brinsford Lodge	Residential-led	2.47
169	Featherstone Hall Farm, New Road	Residential-led	1.27
170	Land east of Brookhouse Lane	Residential-led	17.08
172	Land at Cannock Road	Residential-led	12.76
204	Land at 46 Cannock Road	Residential-led	0.43
206	Land adjacent 116 Cannock Road	Residential-led	0.36
396	Land off New Road/East Road	Residential-led	25.85
397	Land adjacent Brinsford Lodge, Brookhouse Lodge	Residential-led	1.48
527	Land north of New Road	Residential-led	21.14
537/537a	Land East of Bushbury	Residential with mixed-use (e.g. local centre, primary school etc.)	62.69
646a/b	Land to the West of ROF Featherstone	Residential with mixed-use (e.g. local centre, primary school etc.)	64.52

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
102	+/-	-	-	--	-	-	+	-	-	-	--	+
SAD 168	+/-	+	-	-	-	+	+	-	-	-	-	-
169	+/-	+	-	--	0	-	+	-	-	-	-	+
170	+/-	--	-	-	-	-	+	-	-	-	-	-
172	+/-	-	-	--	-	-	+	-	-	-	--	-
204	+/-	+	-	--	-	-	+	-	-	-	--	+
206	+/-	+	-	--	-	-	+	-	-	-	--	+
396	+/-	-	-	--	-	-	+	-	-	-	--	-
397	+/-	-	-	-	-	-	+	-	-	-	-	-
527	+/-	--	-	--	-	-	+	-	-	-	--	+
537/537a	+/-	--	-	--	-	-	+	-	-	-	-	+
646a/b	+/-	--	-	--	-	-	+	-	-	-	-	+

B.12.1 SA Objective 1 – Climate Change Mitigation

B.12.1.1 See **section 3.1**.

B.12.2 SA Objective 2 – Climate Change Adaptation

B.12.2.1 **Fluvial Flooding:** The centre of Site 646a/b and a small proportion in the south west corner of Site 537/537a are located within Flood Zones 2 and 3. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 102, SAD168, 169, 170, 172, 204, 206, 396, 397 and 527 are located wholly within Flood Zone 1. A minor positive impact would be expected at these ten sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.12.2.2 **Surface Water Flooding:** A proportion of Sites 170, 527, 537/537a and 646a/b coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 102, 172, 196 and 397 coincide with areas determined to be at low and/or medium risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.12.3 SA Objective 3 - Biodiversity & Geodiversity

B.12.3.1 **Natura 2000:** All sites in this cluster are located within 12km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these 12 sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.12.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.12.3.3 **SSSI IRZ:** ‘Four Ashes Pit’ SSSI is located approximately 2.1km north of Site 646a/b in the cluster, and ‘Stowe Pool and Walk Mill Clay Pit’ SSSI is located approximately 5.7km to the north east of the cluster. All sites in this cluster are located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these 12 sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

- B.12.3.4 **Ancient Woodland:** Site 537/537a is located approximately 70m from ‘Oxden Leasow Wood’ ancient woodland. The proposed development at this site could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.
- B.12.3.5 **SBI:** Site 246a is located adjacent to ‘Lower Pool’ SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.
- B.12.3.6 **Priority Habitat:** Sites 170, 172, 527 and 537/537a coincide with deciduous woodland priority habitat. The proposed development at these four sites could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.12.4 SA Objective 4 – Landscape & Townscape

- B.12.4.1 **Green Belt Harm:** The release of Green Belt land at Sites 102, 204, and 646a/b is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Sites 172, 206, 537/537a and a proportion of Site 646a/b would result in ‘high’ levels of harm to the purposes of the Green Belt. Sites 169, 396 and 527 would result in ‘moderate-high’ harm to the Green Belt. Development of these nine sites is assessed as having a potentially major negative impact.
- B.12.4.2 Development of Site 170 is considered to result in ‘moderate’ harm to the Green Belt purposes. Development of this site is assessed as having a minor negative impact.
- B.12.4.3 Sites SAD 168 and 397 were not assessed by the Green Belt study and therefore development of these two sites is assessed as having a negligible impact.
- B.12.4.4 **Landscape Sensitivity:** Site 537/537a is considered by the Landscape Sensitivity Study to be partially within an area of ‘moderate-high’ landscape sensitivity. Development of this site has been assessed as having a potentially major negative impact.
- B.12.4.5 Sites 102, 172, 204, 206, 527 and 646a/b are assessed as being in areas of ‘moderate’ landscape sensitivity. Sites 169, 170 and 396 are assessed as being in areas of ‘low-moderate’ landscape sensitivity. Development of these nine sites has the potential to have a minor negative impact.
- B.12.4.6 Sites SAD168 and 397 were not assessed in the Landscape Sensitivity Study. Development of these two sites is likely to have a negligible impact.

- B.12.4.7 **Landscape Character:** Sites 102, SAD168, 169, 170, 204, 206, 396, 397, 527, 537/537a, 646a/b and a proportion of Site 172 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are “*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*”.
- B.12.4.8 The majority of Site 172 is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Plateau Farmland Slopes’. The characteristic landscape features of this LCT are “*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*”.
- B.12.4.9 Sites 204 and 206 comprise small areas adjacent to the existing settlement. Sites SAD168 and 169 comprise previously developed land. Therefore, the proposed development at these four sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment. The proposed development at Sites 102, 170, 172, 396, 397, 527, 537/537a and 646a/b could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected at these eight sites.
- B.12.4.10 **Views from the PRoW Network:** Sites 527 and 537/537a coincide with a PRoW, and Sites 172, 206, 396 and 646a/b are located in close proximity to a PRoW. The proposed development at these six sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.12.4.11 **Views for Local Residents:** The proposed development at all 12 sites in this cluster could potentially alter the views experienced by local residents, including those on Cannock Road, East Road and Stafford Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.12.4.12 **Urbanisation of the Countryside:** Sites 172, 396, 527, 537/537a and 646a/b are located in the open countryside surrounding Featherstone. The proposed development at these five sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.12.4.13 Coalescence: Site 646a/b comprises a large area of previously undeveloped land, situated between Coven Heath and Cross Green. Site 537/537a is situated between Westcroft and the outskirts of Wolverhampton (Bushbury and Moseley). Site 172 is situated between Featherstone and Shareshill. Site 396 lies between Featherstone and Brinsford. The proposed development at these four sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.12.5 SA Objective 5 – Pollution & Waste

B.12.5.1 AQMA: Site 537/537a is located adjacent to the Wolverhampton AQMA. A small proportion of Site 646a/b is also located within 200m of this AQMA. The proposed development at these two sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.

B.12.5.2 Main Road: The A460 passes to the east of Featherstone, the M54 passes to the south and the A449 passes to the west. Sites 172, 204, 206, 527 and 537/537a are located adjacent to the A460. Sites 170 and 537/537a are located adjacent to the M54, and Site 646a/b is located adjacent to the A449. The majority of Site 102 is located within 200m of the A449. The proposed development at these eight sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A460, M54 and A449 would be expected to have a minor negative impact on air quality and noise at these sites.

B.12.5.3 Railway Line: A railway line passes to the west of Featherstone, linking Wolverhampton to Stafford. Site 646a/b is located adjacent to this railway line. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.12.5.4 Groundwater SPZ: Sites 102, 646a/b and a proportion of Sites 396 and 537/537a coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.12.5.5 Watercourse: Site 646a/b coincides with a minor watercourse, and Sites 397 and 527 are located adjacent to a minor watercourse. A proportion of Sites SAD168, 170 and 537/537a are located within 200m of a minor watercourse. The proposed development at these six sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.12.6 SA Objective 6 – Natural Resources

B.12.6.1 Previously Developed Land: Site SAD168 comprises previously developed land. The proposed development at this site would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 102, 169, 170, 172, 204, 206, 396, 397, 527, 537/537a and 646a/b comprise previously undeveloped land. The proposed development at these eleven sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.12.6.2 ALC: Sites 102, 169, 170, 172, 204, 206, 396, 397, 527, 537/537a and 646a/b are situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eleven sites, due to the loss of this agriculturally important natural resource.

B.12.7 SA Objective 7 – Housing

B.12.7.1 See **section 3.7**.

B.12.8 SA Objective 8 – Health & Wellbeing

B.12.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located to the south of the cluster. Sites 102, SAD168, 170, 204, 206, 397 and 537/537a are located within the target distance to this hospital. The proposed development at these seven sites would be expected to have a minor positive impact on the access of site end users to this essential health facility. Sites 169, 172, 396, 527 and the majority of Site 646a/b are located outside the target distance to this hospital. The proposed development at these five sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.12.8.2 GP Surgery: The closest GP surgery is Featherstone Family Health Centre, located to the north east of the cluster. Sites 169 and 527 are located within the target distance to this GP surgery. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 102, SAD168, 170, 172, 204, 206, 396, 397, 537/537a and 646a/b are located wholly or partially outside the target distance to this GP surgery. The proposed development at these ten sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.12.8.3 Leisure Centre: The closest leisure facility is Cheslyn Hay Leisure Centre, located approximately 5.2km south west of the cluster. All sites in this cluster are located outside

the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.12.8.4 AQMA: Site 537/537a is located adjacent to the Wolverhampton AQMA. A small proportion of Site 646a/b is also located within 200m of this AQMA. The proposed development at these two sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 102, SAD168, 169, 170, 172, 204, 206, 396, 397 and 527 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these ten sites.

B.12.8.5 Main Road: Sites 102, 170, 172, 204, 206, 527, 537/537a and 646a/b are located adjacent to or partially within 200m of the A460, M54 and/or A449. The proposed development at these eight sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites SAD168, 169, 396 and 397 are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.12.8.6 Access to Public Greenspace: Sites 102, SAD168, 169, 172, 204, 206, 396, 527 and 646a/b are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these nine sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 170, 397 and 537/537a are located wholly or partially over 600m from a public greenspace. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.12.8.7 PRow/Cycle Network: All sites in this cluster are located within 600m of the PRow network. Sites 102, 172 and 646a/b are also located within 600m of a cycle path. The proposed development at these 12 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.12.9 SA Objective 9 – Cultural Heritage

B.12.9.1 Grade II* Listed Building: Site 537/537a is located approximately 90m from the Grade II* Listed Building ‘Moseley Old Hall and Attached Garden Walls, Gatepiers and Gate’, and approximately 200m from ‘Moseley Hall’. The proposed development at this site could potentially have a minor negative impact on the settings of these Listed Buildings.

B.12.9.2 Grade II Listed Building: Site 537/537a is located adjacent to the Grade II Listed Building ‘Moseley Old Hall Cottage’, and within approximately 160m from four other Listed Buildings including ‘Moseley Hall Cottage’. Site 646a/b is located approximately 50m from ‘Staffordshire and Worcestershire Canal Number 71 (Cross Green Bridge)’. Sites 169 and 396 are located less than 60m from ‘Agricultural Buildings immediately south east of Featherstone Farmhouse’. The proposed development at these four sites could potentially have a minor negative impact on the settings of these Listed Buildings.

B.12.9.3 Archaeology: Site 646a/b coincides with the archaeological features ‘Ridge and Furrow, South of Brinsford Lane, Brinsford, Brewood’ and ‘Brook South of Featherstone’. Site SAD168 coincides with ‘Royal Ordnance Factory (Shell Filling Factory), Cat and Kittens Lane, Featherstone’ and Site 396 is located adjacent to this feature. Site 170 coincides with ‘Silver Denarius Findspot, Featherstone’. Site 172 coincides with ‘Hilton Park’. Sites 102, 204, 206, 527 and 537/537a are located adjacent to ‘Streetway and Wordsley Green Turnpike Road’. Site 397 is located adjacent to ‘Brook South of Featherstone’ and ‘Royal Ordnance Factory (Shell Filling Factory), Cat and Kittens Lane, Featherstone’. The proposed development at these eleven sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.12.9.4 Historic Character: Sites 172 and 527 are located within an area of high historic value. Sites SAD168, 169, 170, 396 and 397 are located within an area of medium historic value. The proposed development at these seven sites could potentially have a minor negative impact on historic character.

B.12.10 SA Objective 10 – Transport & Accessibility

B.12.10.1 Bus Stop: Sites 102, SAD168, 169, 172, 204, 206 and 527 are located within the target distance to bus stops on Cannock Road, Stafford Road, Turnstone Drive and New Road, providing regular services. The proposed development at these seven sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 170, 396, 397, 537/537a and 646a/b are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users’ access to bus services.

B.12.10.2 Railway Station: The closest railway stations are Bilbrook Railway Station, located approximately 5.5km to the south west of the cluster, and Bloxwich North Railway Station or Landywood Railway Station, located approximately 5.5km to the east of the cluster. Therefore, the proposed development at the 12 sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

B.12.10.3 Pedestrian Access: Sites 102, 169, 170, 172, 206, 396, 527 and 537/537a are well connected to the existing footpath network. The proposed development at these eight sites would be

expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites SAD168, 204, 397 and 646a/b currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.12.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these twelve sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.12.10.5 Local Services: The nearest convenience stores include Lidl, located approximately 2km south of the cluster, and Family Shopper located approximately 2km south west of the cluster. Sites 537/537a and 646a/b are located outside the target distance to these convenience stores; however, it is likely that the proposed development at these sites would include local centres. Therefore, a minor positive impact would be expected at these two sites due to the provision of new local services. Sites 102, SAD168, 169, 170, 172, 204, 206, 396, 397 and 527 are located outside the target distance to these convenience stores. The proposed development at these ten sites could potentially have a minor negative impact on the access of site end users to local services.

B.12.11 SA Objective 11 – Education

B.12.11.1 Primary School: The closest primary schools to Featherstone include Berrybrook Primary School, Featherstone Academy, St Paul's C of E First School and St Anthony's Catholic Primary School. Sites SAD168, 169, 170 and 397 are located within the target distance to Featherstone Academy. The proposed development at these four sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 537/537a and 646a/b are located outside the target distance to these primary schools; however, it is likely that the proposed development at these sites would include primary schools. Therefore, a minor positive impact would be expected at these two sites due to the provision of new primary educational facilities. Sites 102, 172, 204, 206, 396 and 527 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on the access of new residents to primary education.

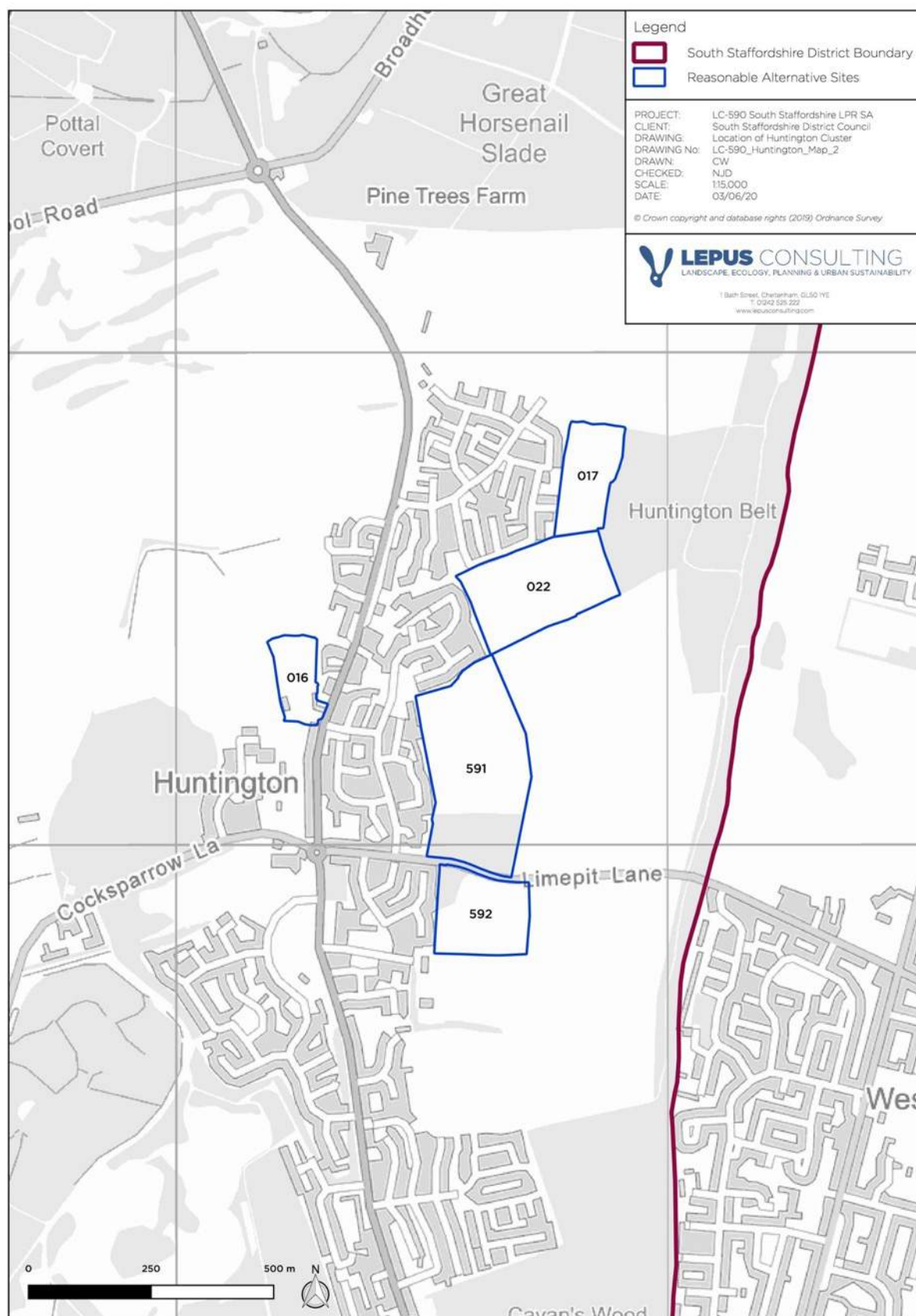
B.12.11.2 Secondary School: The closest secondary schools to Featherstone include Moreton School and Ormiston New Academy, located approximately 2.3km south of the cluster. All sites in this cluster are located outside the target distance to these secondary schools, and therefore, the proposed development at these 12 sites would be expected to have a minor negative impact on the access of new residents to secondary education.

- B.12.11.3 The proposed development at Sites 102, 172, 204, 206, 396 and 527 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.12.12 SA Objective 12 – Economy

- B.12.12.1 **Access to Employment:** Sites 102, 169, 204, 206, 527, 537/537a and 646a/b are located in areas with 'reasonable' sustainable access to employment opportunities, and therefore, the proposed development at these seven sites would be expected to have a minor positive impact on site end users' access to employment. Sites SAD168, 170, 172, 396 and 397 are located in areas with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to employment.

B.13 Huntington



Huntington Cluster			
This cluster is located in the north east of the South Staffordshire District. See the Huntington cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
016	Pear Tree Farm, Huntington	Residential-led	1.49
017	Land off Almond Road	Residential-led	2.39
022	Land off Dogintree Estate - off Hawthorne Road	Residential-led	4.81
591	Land at Oaklands Farm Huntington	Residential-led	7.46
592	Land at Oaklands Farm Huntington	Residential-led	3.05

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
016	+/-	-	-	-	-	-	+	-	-	-	-	-
017	+/-	+	-	--	0	-	+	-	-	-	--	-
022	+/-	+	-	--	0	-	+	-	-	-	--	-
591	+/-	+	-	--	0	-	+	-	-	-	-	-
592	+/-	+	-	--	0	-	+	-	-	-	-	-

B.13.1 SA Objective 1 – Climate Change Mitigation

B.13.1.1 See **section 3.1**.

B.13.2 SA Objective 2 – Climate Change Adaptation

B.13.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.13.2.2 **Surface Water Flooding:** A proportion of Site 016 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.13.3 SA Objective 3 - Biodiversity & Geodiversity

- B.13.3.1 **Natura 2000:** Sites 016, 017, 022, 591 and 592 are located less than 2.4km south west of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these five sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.13.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.13.3.3 **SSSI IRZ:** 'Cannock Chase' SSSI is located approximately 1.1km north east of the cluster. All sites in this cluster are located within an IRZ which states that *"any residential developments with a total net gain in residential units"* should be consulted on. Therefore, the proposed development at these five sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

B.13.4 SA Objective 4 – Landscape & Townscape

- B.13.4.1 **AONB:** Sites 017 and 022 are located adjacent to Cannock Chase AONB. The proposed development at these two sites would be expected to have a major negative impact on the natural beauty and special qualities of the AONB. Sites 591 and 592 are located approximately 30m west of the AONB, and Site 016 is located approximately 400m west of the AONB. The proposed development at these three sites would be expected to have a minor negative impact on the setting of this nationally designated landscape.
- B.13.4.2 **Green Belt Harm:** The release of Green Belt land at Sites 017, 022, 591 and 592 is considered by the Green Belt Study to result in 'high' levels of harm to the purposes of the Green Belt. Therefore, development of these four sites is assessed as having a potentially major negative impact.
- B.13.4.3 Site 016 was not assessed by the Green Belt study. Development of this site is assessed as having a negligible impact.
- B.13.4.4 **Landscape Sensitivity:** Sites 017, 022, 591 and 592 are considered by the Landscape Sensitivity Study to be within areas of 'moderate-high' landscape sensitivity. Development of these four sites has the potential to have a major negative impact.
- B.13.4.5 Site 016 was not assessed in the Landscape Sensitivity Study. Development of this site is likely to have a negligible impact.

- B.13.4.6 Landscape Character:** Site 016 is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are “*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*”. However, Site 016 comprises partially previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.13.4.7** Sites 017, 022, 592 and a proportion of Site 591 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are “*small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform*”. The proposed residential development at these four sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.13.4.8** A proportion of Site 591 is also located in an area outside the scope of the character assessment, and as such, the proposed development in this portion of the site would not be expected to impact the characteristics identified in the published landscape character assessment.
- B.13.4.9 Views from the PRow Network:** Sites 016 and 017 are located in close proximity to PRowS. The proposed development at these two sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.13.4.10 Views for Local Residents:** The proposed development at all five sites in this cluster could potentially alter the views experienced by local residents, including those on Lime Road, Hawthorne Road and Skylark Close. Therefore, a minor negative impact on the local landscape would be expected.
- B.13.4.11 Urbanisation of the Countryside:** Sites 017, 022, 591 and 592 are located in the open countryside surrounding Huntington. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.13.5 SA Objective 5 – Pollution & Waste

- B.13.5.1 Main Road:** The A34 passes through Huntington. Site 016 is located adjacent to the A34. The proposed development at this site could potentially expose some site end users to higher

levels of transport associated air and noise pollution. Traffic using the A34 would be expected to have a minor negative impact on air quality and noise at this site.

B.13.6 SA Objective 6 – Natural Resources

B.13.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 016, 017, 022, 591 and 592 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.13.6.2 ALC: All sites in this cluster are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, due to the loss of this agriculturally important natural resource.

B.13.7 SA Objective 7 – Housing

B.13.7.1 See **section 3.7**.

B.13.8 SA Objective 8 – Health & Wellbeing

B.13.8.1 NHS Hospital: The closest NHS hospital with an A&E department is County Hospital, located approximately 12km north west of the cluster. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.13.8.2 GP Surgery: The closest GP surgery is Chads Moor Medical Centre, located to the south east of the cluster. All sites are located wholly or partially outside the target distance to this GP surgery. The proposed development at the five sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.13.8.3 Leisure Centre: The closest leisure facility is Penkridge Leisure Centre, located approximately 4.5km west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.13.8.4 AQMA: All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.13.8.5 Main Road: Site 016 is located adjacent to the A34. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which

would be likely to have a minor negative impact on the health of site end users. Sites 017, 022, 591 and 592 are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.13.8.6 Access to Public Greenspace: All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.13.8.7 PRow/Cycle Network: All sites in this cluster are located within 600m of the PRow and cycle networks. The proposed development at these five sites would be likely to provide site end users with good pedestrian and cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.13.9 SA Objective 9 – Cultural Heritage

B.13.9.1 Grade II Listed Building: Site 016 is located approximately 200m from the Grade II Listed Building ‘Huntington Farmhouse’. However, this site and Listed Building are separated by built form within Huntington. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.

B.13.9.2 Archaeology: Site 592 coincides with the archaeological feature ‘Oaklands Farm, Huntington’. Site 016 is located adjacent to ‘Stafford, Churchbridge, Uttoxeter and Newport Turnpike Road’ and ‘Mineral Railway, Penkridge’. The proposed development at these two sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.13.9.3 Historic Character: Sites 016, 017, 022, 591 and 592 are located within an area of medium historic value. The proposed development at these five sites could potentially have a minor negative impact on historic character.

B.13.10 SA Objective 10 – Transport & Accessibility

B.13.10.1 Bus Stop: Sites 016, 017, 022, 591 and 592 are located within the target distance to bus stops on Cherry Tree Road, Sycamore Way and Stafford Road, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users’ access to bus services.

B.13.10.2 Railway Station: The closest railway station is Hednesford Railway Station, located approximately 2.8km to the east of the cluster. Therefore, the proposed development at the

five sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.13.10.3 Pedestrian Access: Sites 016, 017, 591 and 592 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site 022 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.13.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these five sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.13.10.5 Local Services: The nearest convenience store is Co-op Food in Huntington. Sites 016, 591 and 592 are located within the target distance to this convenience store. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to local services. Sites 017 and 022 are located wholly or partially outside the target distance to this convenience store. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.13.11 SA Objective 11 – Education

B.13.11.1 Primary School: Huntington is served by Littleton Green Community School. Sites 016, 591 and 592 are located within the target distance to this primary school. The proposed development at these three sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 017 and 022 are located wholly or partially outside the target distance to this primary school, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to primary education.

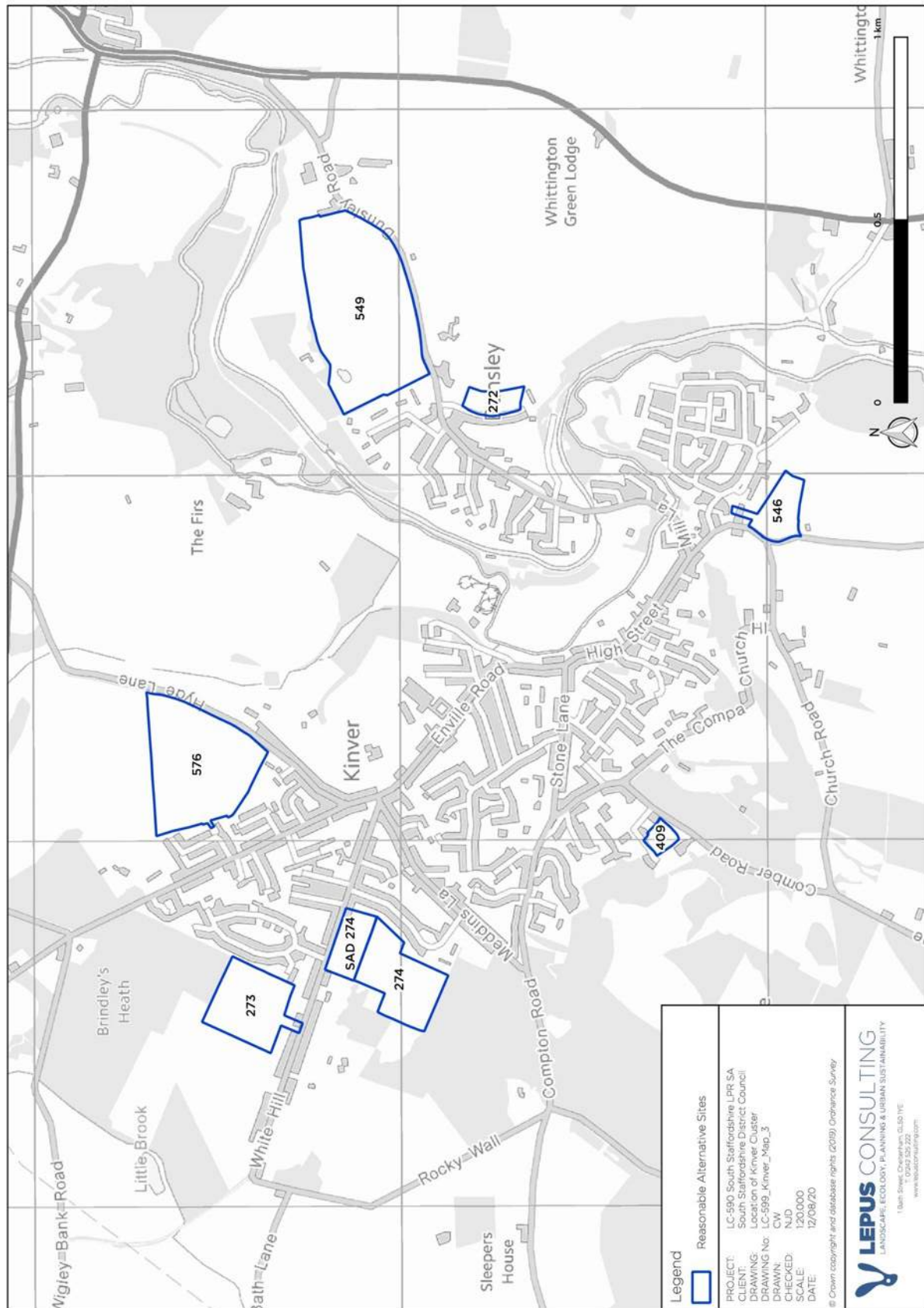
B.13.11.2 Secondary School: The closest secondary school to Huntington is Cardinal Griffin Catholic High School, located approximately 2.7km to the south of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.13.11.3 The proposed development at Sites 017 and 022 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.13.12 SA Objective 12 – Economy

- B.13.12.1 Access to Employment:** Sites 016, 017, 022, 591 and 592 are located in areas with ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users’ access to employment.

B.14 Kinver



Kinver Cluster			
This cluster is located in the south of the South Staffordshire District. See the Kinver cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
272	Land east of Dunsley Drive	Residential-led	0.99
273	North of White Hill	Residential-led	4.02
274	Land south of White Hill, Kinver	Residential-led	3.96
SAD 274	Land at White Hill	Residential-led	1.57
409	Land adjacent Edge View Home, Comber Road	Residential-led	0.53
546	Land at Church Hill	Residential-led	1.86
549	Land North of Dunsley Road Kinver	Residential-led	13.10
576	Land West Hyde Lane	Residential-led	8.51

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
272	+/-	+	+/-	--	-	-	+	-	-	-	-	-
273	+/-	+	+/-	--	-	-	+	-	-	-	-	-
274	+/-	+	+/-	-	-	-	+	-	-	-	-	-
SAD 274	+/-	+	+/-	-	-	-	+	-	-	-	-	-
409	+/-	+	+/-	--	-	-	+	-	-	-	-	-
546	+/-	+	+/-	--	-	-	+	-	-	-	-	-
549	+/-	+	+/-	--	-	-	+	-	-	-	-	-
576	+/-	-	+/-	--	-	-	+	-	-	-	-	-

B.14.1 SA Objective 1 – Climate Change Mitigation

B.14.1.1 See **section 3.1**.

B.14.2 SA Objective 2 – Climate Change Adaptation

B.14.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these eight sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.14.2.2 Surface Water Flooding: A proportion of Site 576 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.14.3 SA Objective 3 - Biodiversity & Geodiversity

B.14.3.1 Natura 2000: At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.14.3.2 SSSI IRZ: 'Kinver Edge' SSSI is located approximately 40m south west of Site 409. However, Site 409 is not located within an IRZ for residential development, and as such a negligible impact on local biodiversity would be expected.

B.14.4 SA Objective 4 – Landscape & Townscape

B.14.4.1 Green Belt Harm: The release of Green Belt land at Site 549 is considered by the Green Belt Study to result in 'high' levels of harm to the purposes of the Green Belt. Development of Site 546 would result in 'moderate-high' levels of harm to the purposes of the Green Belt. Development of these two sites is assessed as having a potentially major negative impact.

B.14.4.2 Development of Sites 272, 273, 403 and 576 is considered to result in 'moderate' harm to the Green Belt purposes. Development of these three sites are assessed as having a minor negative impact.

B.14.4.3 Sites 274 and SAD 274 were not assessed by the Green Belt study and therefore development of these two sites is assessed as having a negligible impact.

B.14.4.4 Landscape Sensitivity: Sites 409 and 546 are considered by the Landscape Sensitivity Study to be within an area of 'high' landscape sensitivity. Sites 272, 273, 549 and 576 are assessed as being within an area of 'moderate-high' landscape sensitivity. Development of these six sites have been assessed as having a potentially major negative impact.

B.14.4.5 Sites 274 and SAD274 were not assessed in the Landscape Sensitivity Study. Development of these two sites is likely to have a negligible impact.

- B.14.4.6 **Landscape Character:** Sites 272, 273, 274, 549, 576 and the majority of SAD274 are located within the RCA 'Mid Severn Sandstone Plateau' and the LCT 'Sandstone Estate lands'. The characteristic landscape features of this LCT are "*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*". The proposed residential development at these six sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.14.4.7 Sites 409 and 546 are located in areas outside the scope of the character assessment, and therefore, the proposed development at these two sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.14.4.8 **Views from the PRoW Network:** Site 274 coincides with a PRoW, and Sites 272, SAD274, 409, 546, 549 and 576 are located in close proximity to several PRoWs. The proposed development at these seven sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.14.4.9 **Views for Local Residents:** The proposed development at all eight sites in this cluster could potentially alter the views experienced by local residents, including those on Dunsley Road, Windsor Close and Brindley Brae. Therefore, a minor negative impact on the local landscape would be expected.
- B.14.4.10 **Urbanisation of the Countryside:** Sites 272, 273, 274, 546, 549 and 576 are located in the open countryside surrounding Kinver. The proposed development at these six sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.14.5 SA Objective 5 – Pollution & Waste

- B.14.5.1 **Groundwater SPZ:** Site 546 and a proportion of Site 272 coincide with the outer zone (Zone II) of a groundwater SPZ. Sites 273, 274, SAD274, 409, 549, 576 and a proportion of Site 272 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these eight sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.14.5.2 **Watercourse:** A proportion of Sites 272 and 549 are located within 200m of the Staffordshire and Worcestershire Canal. A proportion of Site 576 is located within 200m of the Mill Brook. The proposed development at these three sites could potentially increase the

risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.14.6 SA Objective 6 – Natural Resources

B.14.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these eight sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land.

B.14.6.2 ALC: All sites in this cluster are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eight sites, due to the loss of this agriculturally important natural resource.

B.14.7 SA Objective 7 – Housing

B.14.7.1 See **section 3.7**.

B.14.8 SA Objective 8 – Health & Wellbeing

B.14.8.1 NHS Hospital: The closest NHS hospital with an A&E department is Russells Hall Hospital, located approximately 10km north east of the cluster. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.14.8.2 GP Surgery: The closest GP surgery is Moss Grove Surgery, located towards the centre of the cluster. Sites 272, 409 and 546 are located within the target distance to this GP surgery. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 273, 274, SAD274, 549 and 576 are located wholly or partially outside the target distance to this GP surgery. The proposed development at these five sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.14.8.3 Leisure Centre: The closest leisure facility is Crystal Leisure Centre, located approximately 6.5km east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.14.8.4 AQMA: All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

- B.14.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these eight sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.14.8.6 **Access to Public Greenspace:** Sites 272, 274, SAD274, 409 and 546 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 273, 549 and 576 are located wholly or partially over 600m from a public greenspace. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.14.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. Sites 549 and 576 are also located within 600m of the cycle network. The proposed development at these eight sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.14.9 SA Objective 9 – Cultural Heritage

- B.14.9.1 **Grade I Listed Building:** Site 546 is located approximately 200m from the Grade I Listed Building 'Church of St Peter'. However, this site and Listed Building are separated by woodland situated on higher ground. Therefore, the proposed development at this site would be expected to have a negligible impact on the setting of this Listed Building.
- B.14.9.2 **Grade II Listed Building:** Site 546 is located approximately 20m from the Grade II Listed Building 'Church Hill House and attached former Coach House, gates and railings'. Site 549 is located approximately 120m from 'Dunsley Hall'. The proposed development at these two sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.14.9.3 **Conservation Area:** Site 409 and the north west of Site 546 coincide with 'Kinver' Conservation Area. Site 272 is located adjacent to this Conservation Area. The proposed development at these three sites could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.
- B.14.9.4 **Scheduled Monument:** Site 409 is located approximately 250m from 'Kinver Camp, a univallate hillfort' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.
- B.14.9.5 **Registered Park and Garden:** Site 273 is located approximately 650m from 'Enville' RPG, and Site 576 is located approximately 850m from this RPG. The proposed development at these two sites could potentially have a minor negative impact on the setting of this RPG.

B.14.9.6 Archaeology: Site 549 coincides with the archaeological feature ‘Dunsley Mill, Kinver’ and is located adjacent to ‘Dunsley Hall, Kinver’. Site 409 is located adjacent to ‘Edge View, Comber Road, Kinver’. The proposed development at these two sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.14.9.7 Historic Character: Sites 272, 273, 274, SAD274, 546, 549 and 576 are located within an area of high historic value. The proposed development at these seven sites could potentially have a minor negative impact on historic character.

B.14.10 SA Objective 10 – Transport & Accessibility

B.14.10.1 Bus Stop: Sites 272, 274, SAD274, 546 and 549 are located within the target distance to bus stops on Dunsley Road, Dunsley Drive, White Hill and Mill House, providing regular services. The proposed development at these five sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 273, 409 and 576 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users’ access to bus services.

B.14.10.2 Railway Station: The closest railway station is Stourbridge Town Railway Station, located approximately 6.9km to the east of the cluster. Therefore, the proposed development at the eight sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

B.14.10.3 Pedestrian Access: Sites 272, 274, SAD274, 409 and 546 are well connected to the existing footpath network. The proposed development at these five sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Sites 273, 549 and 576 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.14.10.4 Road Access: Site 274 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites 272, 273, SAD274, 409, 546, 549 and 576 are well connected to the existing road network. The proposed development at these seven sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.14.10.5 Local Services: The nearest local services include Potters Cross Post Office, SPAR and Co-op. Sites 274, SAD274 and 546 are located within the target distance to one or more of these services. Therefore, the proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites 272, 273, 409, 549 and 576 are located wholly or partially outside the target distance to these services. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.14.11 SA Objective 11 – Education

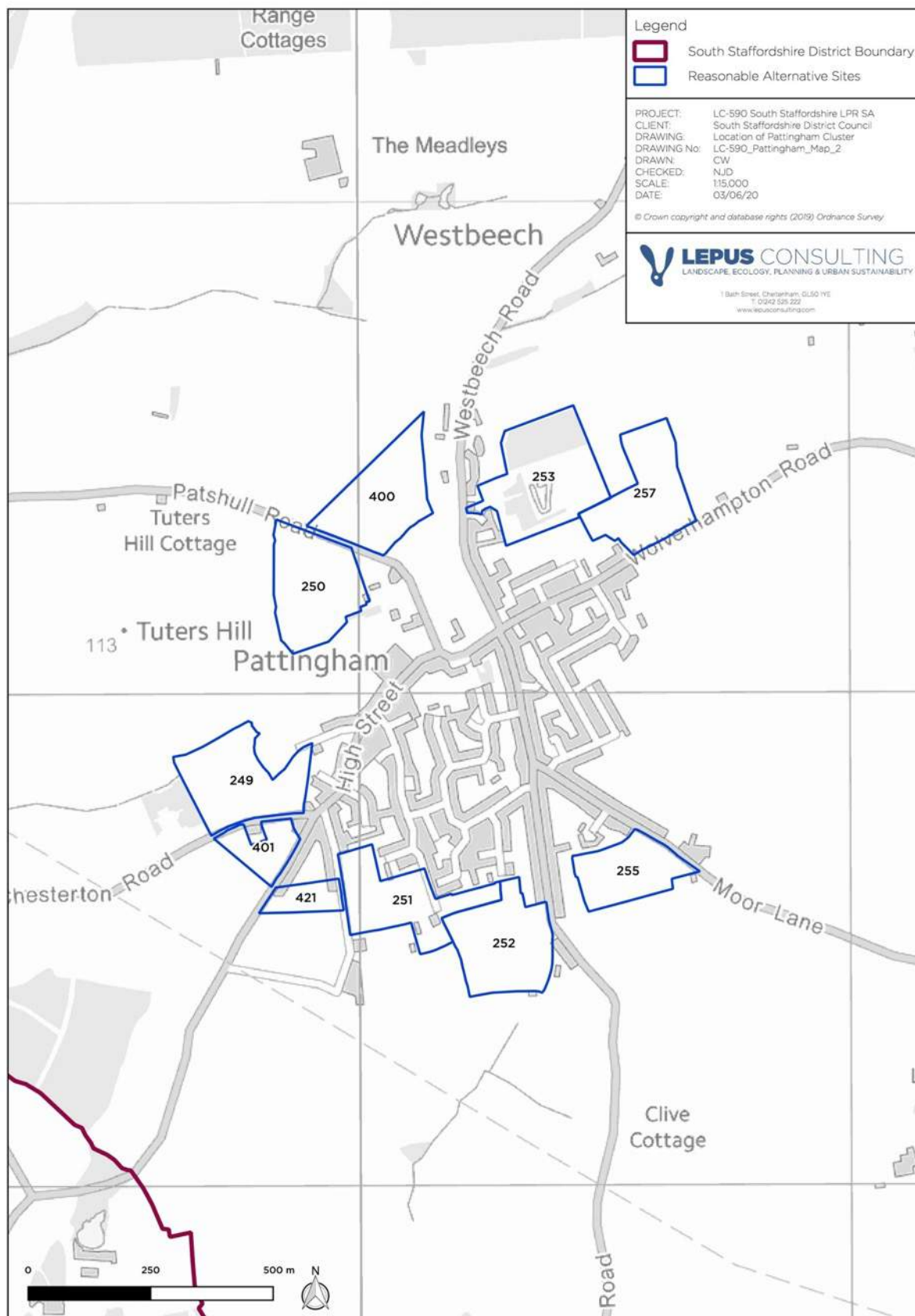
B.14.11.1 Primary School: Kinver is served by Foley Infant School and Brindley Heath Junior School. All sites in this cluster are located wholly or partially outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on the access of new residents to primary education.

B.14.11.2 Secondary School: Kinver is served by Kinver High School. All sites in this cluster are located within the target distance to this secondary school. The proposed development at these eight sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected.

B.14.12 SA Objective 12 – Economy

B.14.12.1 Access to Employment: All sites in this cluster are located in or adjacent to areas with 'poor' sustainable access to employment opportunities, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on site end users' access to employment.

B.15 Pattingham



Pattingham Cluster

This cluster is located in the west of the South Staffordshire District. See the Pattingham cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
249	Land adjacent Meadowside, off High Street	Residential-led	3.61
250	Land off Patshull Road	Residential-led	3.67
251	Hall End Farm	Residential-led	3.22
252	Land off Clive Road	Residential-led	3.60
253	Land off Westbeech Road	Residential-led	4.56
255	Clive Road/Moor Lane	Residential-led	2.40
257	Land off Wolverhampton Rd	Residential-led	3.36
400	Land off Westbeech Road	Residential-led	3.46
401	Land adjacent Beech House Farm	Residential-led	1.21
421	Land between Rudge Road and Marlbrook Lane	Residential-led	0.87

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
249	+/-	--	-	--	-	-	+	-	-	-	-	-
250	+/-	+	+/-	--	-	-	+	-	-	-	-	-
251	+/-	+	-	--	-	-	+	-	-	-	-	-
252	+/-	-	-	--	-	-	+	-	-	-	-	-
253	+/-	+	+/-	--	-	-	+	-	-	-	-	-
255	+/-	-	+/-	-	-	-	+	-	-	-	-	-
257	+/-	+	+/-	--	-	-	+	-	-	-	-	-
400	+/-	--	+/-	--	-	-	+	-	-	-	-	-
401	+/-	+	-	--	-	-	+	-	-	-	-	-
421	+/-	+	-	--	-	-	+	-	-	-	-	-

B.15.1 SA Objective 1 – Climate Change Mitigation

B.15.1.1 See **section 3.1**.

B.15.2 SA Objective 2 – Climate Change Adaptation

B.15.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these ten sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.15.2.2 **Surface Water Flooding:** A proportion of Sites 249 and 400 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 252 and 255 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.15.3 SA Objective 3 - Biodiversity & Geodiversity

B.15.3.1 **Natura 2000:** At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.15.3.2 **Ancient Woodland:** Sites 249, 401 and 421 are located approximately 350m from 'Hamley Park' ancient woodland, and Sites 251 and 252 are located approximately 600m from this ancient woodland. The proposed development at these five sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.

B.15.3.3 **Priority Habitat:** The entirety of Site 421 coincides with traditional orchard priority habitat. The proposed development at this site would be likely to result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.15.4 SA Objective 4 – Landscape & Townscape

B.15.4.1 **Green Belt Harm:** The release of Green Belt land at Sites 249, 250, 251, 252, 253, 257, 400, 401 and 421 is considered by the Green Belt Study to result in 'moderate-high' levels of harm to the purposes of the Green Belt. Development of these nine sites is assessed as having a potentially major negative impact.

- B.15.4.2 Development of Site 253 is considered to result in ‘moderate’ harm to the Green Belt purposes. Development of this site is assessed as having a minor negative impact.
- B.15.4.3 **Landscape Sensitivity:** Sites 249, 250, 253, 257 and 400 are considered by the Landscape Sensitivity Study to be within areas of ‘high’ landscape sensitivity. Development of these five sites have been assessed as having a potentially major negative impact.
- B.15.4.4 Sites 251, 252, 255, 401 and 421 are assessed as being within an area of ‘moderate’ landscape sensitivity. Development of these five sites is likely to have a minor negative impact.
- B.15.4.5 **Landscape Character:** All sites in this cluster are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”. The proposed residential development at these ten sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.15.4.6 **Views from the PRow Network:** Sites 251 and 252 coincide with a PRow, and Sites 249, 250, 400 and 421 are located in close proximity to several PRows. The proposed development at these six sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.15.4.7 **Views for Local Residents:** The proposed development at all ten sites in this cluster could potentially alter the views experienced by local residents, including those on Chesterton Road, High Street and Wolverhampton Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.15.4.8 **Urbanisation of the Countryside:** All sites in this cluster are located in the open countryside surrounding Pattingham. The proposed development at these ten sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.15.5 SA Objective 5 – Pollution & Waste

- B.15.5.1 **Groundwater SPZ:** Sites 250, 251, 252, 255 and a proportion of Sites 249, 253, 257, 400, 401 and 421 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these ten sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.15.6 SA Objective 6 – Natural Resources

B.15.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these ten sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land.

B.15.6.2 ALC: All sites in this cluster are situated on ALC Grades 1 and/or 2 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these ten sites, due to the loss of this agriculturally important natural resource.

B.15.7 SA Objective 7 – Housing

B.15.7.1 See **section 3.7**.

B.15.8 SA Objective 8 – Health & Wellbeing

B.15.8.1 NHS Hospital: The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 11km east of the cluster. The proposed development at the ten sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.15.8.2 GP Surgery: The closest GP surgery is Tamar Medical Centre, located approximately 3.5km away in Perton. All sites are located outside the target distance to this GP surgery. The proposed development at these ten sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.15.8.3 Leisure Centre: The closest leisure facility is Codsall Leisure Centre, located approximately 7.1km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.15.8.4 AQMA: All ten sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.15.8.5 Main Road: All sites in this cluster are located over 200m from a main road. The proposed development at these ten sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.15.8.6 Access to Public Greenspace: All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to provide site end users with good access to outdoor

space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

- B.15.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these ten sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.15.9 SA Objective 9 – Cultural Heritage

- B.15.9.1 **Grade II* Listed Building:** Sites 250 and 400 are located within approximately 150m from the Grade II* Listed Building ‘Church of St Chad’. The proposed development at these two sites could potentially have a minor negative impact on the setting of this Listed Building.
- B.15.9.2 **Grade II Listed Building:** Site 252 is located adjacent to the Grade II Listed Building ‘Birdhouse Cottage’. Site 255 is located approximately 50m from ‘Number 69 with Dwarf Walls, railings and gate to front garden’ and ‘Farm Buildings immediately north of Number 69’. Site 250 is located within 100m of four Listed Buildings including ‘The Vicarage’ and ‘The Court House’. Site 400 is located approximately 50m from ‘The Court House’. Site 257 is located approximately 50m from ‘Highgate House’ and ‘Number 15 and attached Agricultural Building’. The proposed development at these five sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.15.9.3 **Conservation Area:** The south of Site 257 coincides with ‘Pattingham’ Conservation Area. Sites 249, 250, 253 and 400 are located adjacent to this Conservation Area. Sites 401 and 251 are located approximately 15m and 40m, respectively, from this Conservation Area. The proposed development at these seven sites could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.
- B.15.9.4 **Registered Park and Garden:** Sites 250, 253, 257 and 400 are located within approximately 800m from ‘Patshull Hall’ RPG. The proposed development at these four sites could potentially have a minor negative impact on the setting of this RPG.
- B.15.9.5 **Archaeology:** Site 249 coincides with the archaeological feature ‘Bow Brooch Findspot, Pattingham’. Site 401 coincides with ‘Coin Findspot, Pattingham’. Sites 250, 252, 257 and 400 are located adjacent to various archaeological features. The proposed development at these six sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.15.9.6 Historic Character: Sites 249, 250, 251, 252, 253, 255, 257, 400, 401 and 421 are located within an area of medium historic value. The proposed development at these ten sites could potentially have a minor negative impact on historic character.

B.15.10 SA Objective 10 – Transport & Accessibility

B.15.10.1 Bus Stop: Site 253 is located within the target distance to a bus stop on Wolverhampton Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites 249, 250, 251, 252, 255, 257, 400, 401 and 421 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these nine sites could potentially have a minor negative impact on site end users' access to bus services.

B.15.10.2 Railway Station: The closest railway station is Albrighton Railway Station, located approximately 6.1km to the north of the cluster. Therefore, the proposed development at the ten sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.15.10.3 Pedestrian Access: Sites 250, 251, 252 and 253 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 249, 255, 257, 400, 401 and 421 currently have poor access to the surrounding footpath network. The proposed development at these six sites could potentially have a minor negative impact on local accessibility.

B.15.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these ten sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.15.10.5 Local Services: The nearest convenience store is Pattingham Co-op. Sites 249, 250, 251, 253, 255, 400, 401 and 421 are located within the target distance to this convenience store. Therefore, the proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to local services. Sites 252 and 257 are located partially outside the target distance to this convenience store. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

B.15.11 SA Objective 11 – Education

B.15.11.1 Primary School: Pattingham is served by St Chads C of E Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these ten sites would be expected to situate new residents in locations with

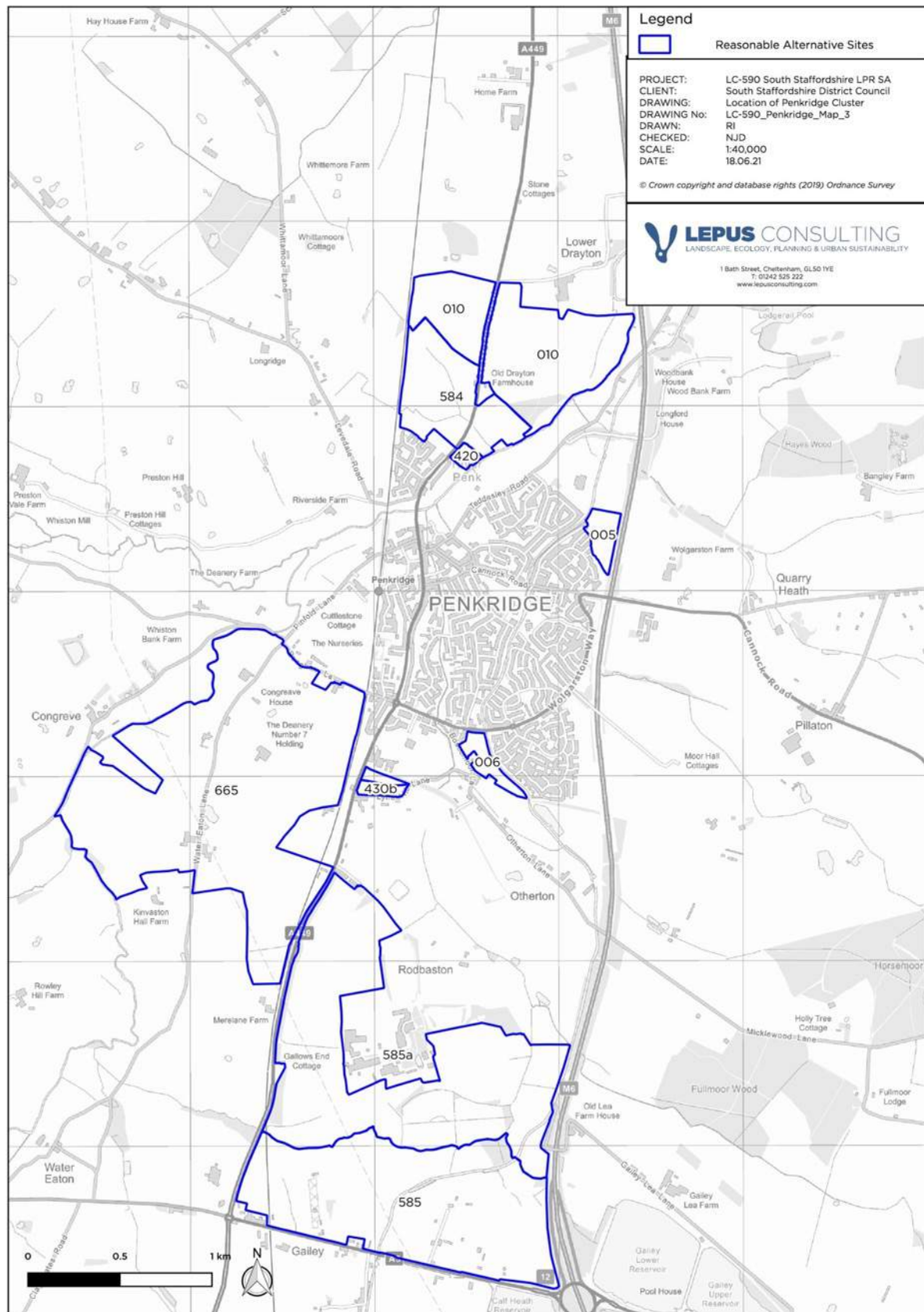
good access to primary education, and therefore, a minor positive impact would be expected.

- B.15.11.2 **Secondary School:** The closest secondary school to Pattingham is Highfields School, located approximately 6km to the south east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these ten sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.15.12 SA Objective 12 – Economy

- B.15.12.1 **Access to Employment:** All sites in this cluster are located in or adjacent to areas with ‘poor’ sustainable access to employment opportunities, and therefore, the proposed development at these ten sites would be expected to have a minor negative impact on site end users’ access to employment.

B.16 Penkridge



Penkridge Cluster			
This cluster is located in the north of the South Staffordshire District. See the Penkridge cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
005	Land off Cherrybrook Drive	Residential-led	4.17
006	Land at Boscomoor Lane	Residential-led	3.84
010	Land at Lower Drayton Farm (east of A449)	Residential-led	53.65
420	Land north of Penkridge off A449 (east)	Residential-led	1.35
430a	Land off Lyne Hil Lane/A449	Residential-led	1.11
430b	Land off Lyne Hill Lane/A449	Residential-led	1.72
584	Land North of Penkridge	Residential-led	27.94
585	Land off Gailey Island	Residential-led	97.43
585a	Land off Gailey Island (parcel 2)	Residential-led	110.25
665	Deanery Estate, Penkridge	Residential-led	139.01

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
005	+/-	-	-	-	-	-	+	-	-	-	++	-
006	+/-	-	-	-	-	-	+	-	-	-	-	-
010	+/-	--	-	--	-	-	+	-	-	-	--	-
420	+/-	-	-	-	-	-	+	-	-	++	++	+
430a	+/-	+	-	--	-	-	+	-	-	-	--	-
430b	+/-	+	-	--	-	-	+	-	-	-	--	-
584	+/-	--	-	--	-	-	+	-	-	-	--	-
585	+/-	--	-	--	-	-	+	-	-	-	-	--
585a	+/-	--	-	--	-	-	+	-	-	-	-	+
665	+/-	--	-	--	-	-	+	-	-	-	-	--

B.16.1 SA Objective 1 – Climate Change Mitigation

B.16.1.1 See **section 3.1**.

B.16.2 SA Objective 2 – Climate Change Adaptation

B.16.2.1 Fluvial Flooding: Sites 010, 420, 584, 585a and 665 are located partially within Flood Zones 2 and 3. The proposed development at these five sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 005, 006, 430a, 430b and 585 are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.16.2.2 Surface Water Flooding: A proportion of Sites 010, 584, 585, 585a and 665 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these five sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 005 and 006 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.16.3 SA Objective 3 - Biodiversity & Geodiversity

B.16.3.1 Natura 2000: All sites in this cluster are located less than 8km west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these ten sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.16.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.16.3.3 SSSI IRZ: ‘Cannock Chase’ SSSI is located approximately 5.6km east of the cluster. All sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these ten sites could potentially have a minor negative impact on the features for which this SSSI has been designated.

B.16.3.4 Ancient Woodland: Sites 585 and 585a are located approximately 700m and 500m from ancient woodland sites separated by natural form. The proposed development at these two sites could therefore potentially have a minor negative impact on these ancient woodlands, due to an increased risk of disturbance.

B.16.3.5 **SBI:** Site 585a is located adjacent to ‘Rodbaston College’ SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.

B.16.3.6 **Priority Habitat:** The east of Site 010 coincides with coastal and floodplain grazing marsh priority habitat, and a small proportion of deciduous woodland priority habitat. Sites 585a and 665 coincide with a small proportion of deciduous woodland priority habitat. The proposed development at these three sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.16.4 SA Objective 4 – Landscape & Townscape

B.16.4.1 **AONB:** Sites 585 and 585a are located approximately 2.8km west of Cannock Chase AONB and Sites 010 and 584 are located within approximately 3.8km west of the AONB. Additionally, Site 665 is located approximately 4.2km west of Cannock Chase AONB. The proposed development at these five sites could potentially have a minor negative impact on the setting of this nationally designated landscape.

B.16.4.2 **Green Belt Harm:** The release of Green Belt land at Sites 585, 585a and 665 is considered by the Green Belt Study to result in ‘high’ levels of harm to the purposes of the Green Belt. Development of Sites 430a and 430b could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Development of these four sites is assessed as having a potentially major negative impact.

B.16.4.3 Development of Site 006 is considered to result in ‘low-moderate’ harm to the Green Belt purposes. Development of this site is assessed as having a minor negative impact.

B.16.4.4 Sites 005, 010, 420 and 584 were not assessed by the Green Belt study. Development of these four sites are assessed as having a negligible impact.

B.16.4.5 **Landscape Sensitivity:** Sites 010, 584 and 665 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate-high’ landscape sensitivity. Development of these three sites have been assessed as having a potentially major negative impact.

B.16.4.6 Sites 005, 006, 420, 430a, 430b, 585 and 585a are assessed as being within an area of ‘moderate’ landscape sensitivity. Development of these seven sites is likely to have a minor negative impact.

- B.16.4.7 **Landscape Character:** Site 005 and a proportion of Site 585 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are *“mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands”*.
- B.16.4.8 Sites 006, 010, 420, 430a, 430b, 584, 585a, 665 and a proportion of Site 585 are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include *“mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern”*.
- B.16.4.9 The proposed residential development at these ten sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.
- B.16.4.10 **Views from the PRoW Network:** Sites 584, 585a and 665 coincide with a PRoW, and Sites 006, 010, 420 and 585 are located in close proximity to PRoWs. The proposed development at these seven sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.16.4.11 **Views for Local Residents:** The proposed development at Sites 005, 006, 420, 430a, 430b, 584, 585, 585a and 665 could potentially alter the views experienced by local residents, including those on Kentmere Close, Stafford Road and Wolverhampton Road. Therefore, a minor negative impact on the local landscape would be expected at these nine sites.
- B.16.4.12 **Urbanisation of the Countryside:** Sites 005, 010, 420, 430a, 430b, 584, 585, 585a and 665 are located in the open countryside surrounding Penkridge. The proposed development at these nine sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.16.4.13 **Coalescence:** Site 665 comprises a large area of previously undeveloped land, situated between Penkridge and Congreve. The proposed development at this site could potentially increase the risk of coalescence between these developments, and therefore, have a minor negative impact on the local landscape.

B.16.5 SA Objective 5 – Pollution & Waste

- B.16.5.1 **AQMA:** A small proportion of Site 010 is located within 200m of ‘AQMA No.1 (Woodbank)’. The proposed development at this site could potentially locate some site end users in areas

of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.

B.16.5.2 Main Road: The A449 passes through Penkridge, and the M6 passes to the east. The A449 passes through Site 584, and adjacent to Sites 010, 420, 430a, 430b, 585, 585a and 665. Site 005 is located adjacent to the M6. The proposed development at these nine sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449 and M6 would be expected to have a minor negative impact on air quality and noise at these sites.

B.16.5.3 Railway Line: A railway line passes to the west of Penkridge, linking Wolverhampton to Stafford. Site 665 coincides with this railway line and Site 584 is located adjacent to this railway line, and a proportion of Sites 010, 430a, 430b, 585 and 585a are located within 200m of the line. The proposed development at these seven sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

B.16.5.4 Groundwater SPZ: Site 585 partially coincides with the catchment (Zone II) of a groundwater SPZ whilst Sites 585a and a proportion of 585 and 665 coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at these three sites could potentially increase the risk of groundwater contamination within these SPZs, and therefore, result in a minor negative impact on local groundwater resources.

B.16.5.5 Watercourse: Site 665 coincides with the River Penk whilst Sites 010, 420 and 584 are located adjacent to this river. Sites 585 and 585a coincide with the Staffordshire and Worcestershire Canal and Sites 005 and 006 are located adjacent to this watercourse. Sites 585 and 585a coincide with Otherton Brook, and a proportion of Site 006 is located within 200m of this watercourse. The proposed development at these eight sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.16.6 SA Objective 6 – Natural Resources

B.16.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 005, 006, 010, 420, 430a, 430b, 584, 585, 585b and 665 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.16.6.2 ALC: All sites in this cluster are situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these ten sites, due to the loss of this agriculturally important natural resource.

B.16.7 SA Objective 7 – Housing

B.16.7.1 See **section 3.7**.

B.16.8 SA Objective 8 – Health & Wellbeing

B.16.8.1 NHS Hospital: The closest NHS hospital with an A&E department is County Hospital, located approximately 10km north of the cluster. The proposed development at the ten sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.16.8.2 GP Surgery: The closest GP surgery is Penkridge Medical Practice, located in the centre of the cluster. Site 420 is located within the target distance to this GP surgery. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this GP surgery. Sites 005, 006, 010, 430a, 430b, 584, 585, 585a and 665 are located wholly or partially outside the target distance to this GP surgery. The proposed development at these nine sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.16.8.3 Leisure Centre: The closest leisure facility is Penkridge Leisure Centre, located to the east of the cluster. Sites 005, 006 and 420 are located within the target distance to this leisure centre. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to this facility. Sites 010, 430a, 430b, 584, 585, 585a and 665 are located wholly or partially outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these seven sites.

B.16.8.4 AQMA: A small proportion of Site 010 is located within 200m of 'AQMA No.1 (Woodbank)'. The proposed development at this site could potentially expose some site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 005, 006, 420, 430a, 430b, 584, 585, 585a and 665 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these nine sites.

B.16.8.5 Main Road: Sites 005, 010, 420, 430a, 430b, 584, 585, 585a and 665 are located adjacent to the A449 or M6. The proposed development at these nine sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site 006 is located over 200m from

a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.16.8.6 Access to Public Greenspace: Sites 005, 006, 420, 430a, 430b, 585a and 665 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these seven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 010, 584 and 585 are located wholly or partially over 600m from a public greenspace. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.16.8.7 PRow/Cycle Network: All sites in this cluster are located within 600m of the PRow network. Sites 005, 006, 585 and 585a are also located within 600m of the cycle network. The proposed development at these ten sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.16.9 SA Objective 9 – Cultural Heritage

B.16.9.1 Grade II Listed Building: Site 585 is adjacent to Grade II Listed Buildings ‘The Round House’ and ‘Wharf Cottage’, and Site 665 is adjacent to ‘Cuttlestone Bridge’. Site 665 is also located approximately 100m from ‘Manor Farmhouse and Attached Barn’ and ‘The Manor House’ and is approximately 110m from ‘Kinvaston Hall Farmhouse’. Sites 420 and 584 are located approximately 200m from ‘Garden Cottage, Mill End Cottage, The Cottage’. Site 010 is located approximately 320m from this Listed Building, and also approximately 250m from ‘Lower Drayton Cottages’ and ‘Lower Drayton Bridge’. The proposed development at these five sites could potentially have a minor negative impact on the setting of these Listed Buildings.

B.16.9.2 Conservation Area: Site 665 is located approximately 500m from ‘Penkridge’ Conservation Area, with the minor road Water Eaton Lane running through the site linking to Pinfold Lane within this Conservation Area. The proposed development at this site could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.16.9.3 Scheduled Monument: Site 585a is located approximately 60m from ‘Rodbaston Old Hall moated site and fishpond’ SM and approximately 260m from ‘Roman camp, Kinvaston’ SM. Site 665 is located approximately 250m from ‘Old Rodbaston Hall moated site and fishpond’ SM and approximately 370m from ‘Roman camp, Kinvaston’ SM. Site 585 is located approximately 325m from ‘Roman camp, Kinvaston’ SM. Sites 430a and 430b are located

approximately 450m from 'Rodbaston Old Hall moated site and fishpond' SM. The proposed development at these five sites could potentially have a minor negative impact on the setting of these SMs.

B.16.9.4 Archaeology: Site 584 coincides with the archaeological features 'Stone, Stafford and Penkridge Turnpike Road', 'Silver Mount Findspot, Penkridge' and 'Coin Findspot, Penkridge'. Site 010 coincides with several features including 'Water Meadow, Lower Drayton', 'Drayton Cross' and 'Pilgrim's Ampulla, Penkridge'. Site 585 coincides with several features including 'Ridge and Furrow, Penkridge', 'Staffordshire and Worcestershire Canal' and 'Rodbaston / Redbalfeston Deserted Settlement'. Site 585a coincides with features 'Rodbaston Hall (Park)', 'Headland, Near Rodbaston' and 'Enclosure, Penkridge'. Site 665 coincides with various features including 'Water Meadow, South of Congreve, Penkridge', 'Cropmarks, Kinverston Hall Farm, Penkridge and 'Roadside Stone, Water Eaton Lane, Penkridge'. Sites 005 and 006 are located adjacent to 'Staffordshire and Worcestershire Canal', and Sites 420, 430a and 430b are located adjacent to 'Stone, Stafford and Penkridge Turnpike Road'. The proposed development at these ten sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.16.9.5 Historic Character: Sites 006, 430a, 430b and a proportion of Sites 585a and 665 are located within an area of high historic value. Sites 005, 010, 420, 584 and a proportion of Site 665 are located within an area of medium historic value. The proposed development at these nine sites could potentially have a minor negative impact on historic character.

B.16.10 SA Objective 10 – Transport & Accessibility

B.16.10.1 Bus Stop: Sites 420 and 665 are located within the target distance to a bus stop on Goods Station Lane and Cannock Road respectively, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 005, 006, 010, 430a, 430b, 584, 585 and 585a are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these eight sites could potentially have a minor negative impact on site end users' access to bus services.

B.16.10.2 Railway Station: The closest railway station is Penkridge Railway Station, located towards the centre of the cluster. Sites 005, 006, 010, 420, 430a, 430b, 584 and 665 in this cluster are located within the target distance to this railway station, and therefore, the proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to rail services. Site 585 and the majority of Site 585a are located outside the target distance to this railway station, and therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to rail services.

- B.16.10.3 Pedestrian Access:** Sites 005, 006, 010, 420, 430a, 430b, 584, 585, and 585a in this cluster are well connected to the existing footpath network. The proposed development at these nine sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site 665 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.
- B.16.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these ten sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.16.10.5 Local Services:** The nearest convenience stores include Costcutter, Co-op, Sainsburys Local and Lifestyle Express. Sites 005, 420, 430a and 430b are located within the target distance to one or more of these convenience stores. Sites 585, 585a and 665 are expected to provide on-site local services alongside development. Therefore, the proposed development at these seven sites would be expected to have a minor positive impact on site end users' access to local services. Sites 006, 010 and 584 are located wholly or partially outside the target distance to these convenience stores. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.
- B.16.10.6** Site 420 is located in close proximity to a bus stop, railway station and convenience store, and is well connected to the current road and footpath networks. Therefore, a major positive impact on travel and accessibility would be expected at this site.

B.16.11 SA Objective 11 – Education

- B.16.11.1 Primary School:** Penkridge is served by several primary schools, including Marshbrook First School, St Michael's C of E First School, Princefield First School and Penkridge Middle School. Sites 005 and 420 are located within the target distance to Penkridge Middle School and one or more first schools. Sites 585, 585a and 665 are expected to have on-site primary schools in the future. The proposed development at these five sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 006, 010, 430a, 430b and 584 are located wholly or partially outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.16.11.2 Secondary School:** Penkridge is served by Wolgarston High School. Sites 005, 006 and 420 are located within the target distance to this secondary school. The proposed development at these three sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 010, 430a, 430b, 584, 585, 585a and 665 are located wholly or partially

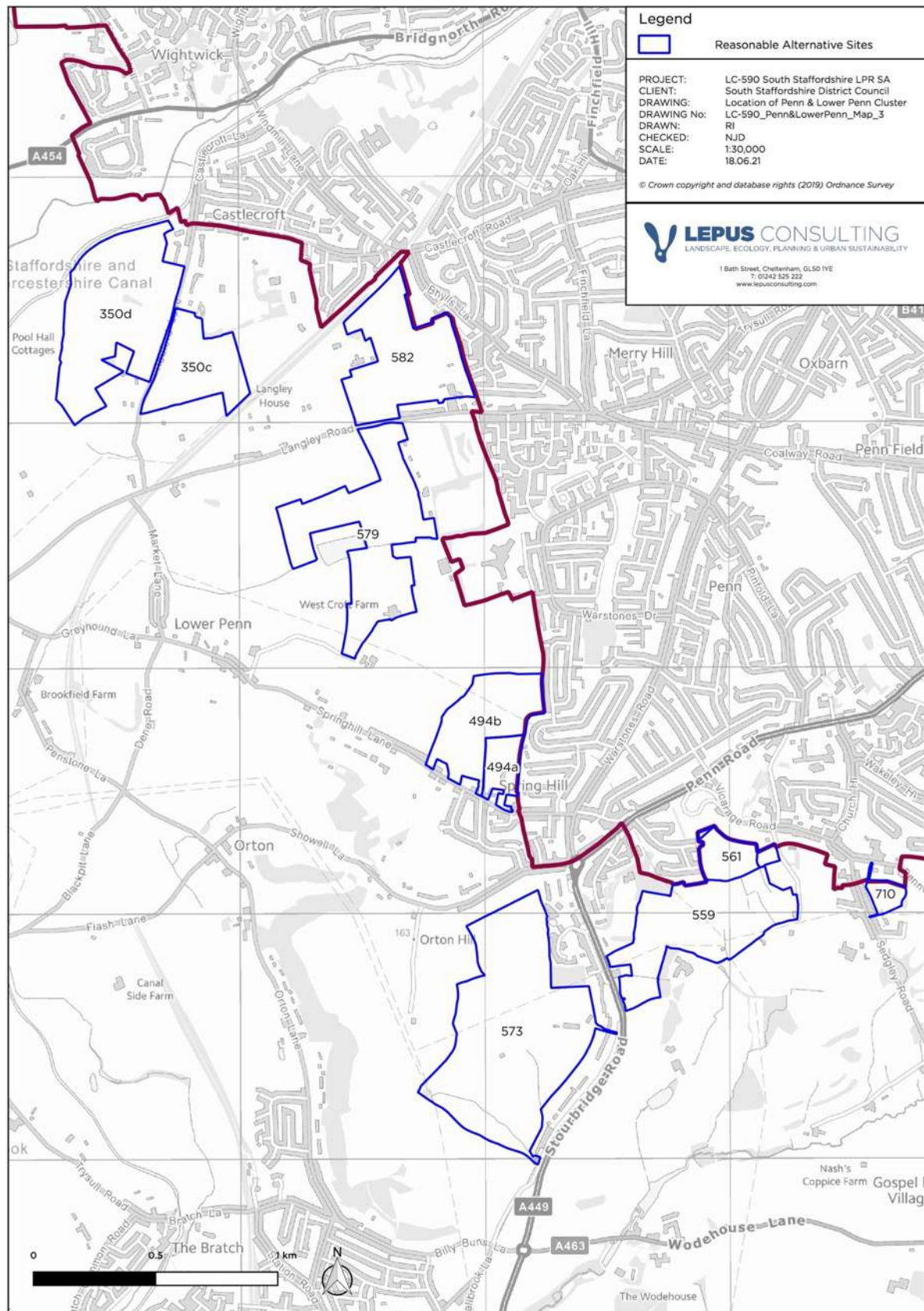
outside the target distance to this secondary school, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of new residents to secondary education.

- B.16.11.3 The proposed development at Sites 010, 430a, 430b and 584 would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Sites 005 and 420 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.16.12 SA Objective 12 – Economy

- B.16.12.1 **Employment Floorspace:** Site 585 currently coincides with 'Piper Nurseries and Plant Centre' and 'Plough Farm'. Site 665 currently coincides with 'Deanery Farm', 'Deanery Dairy' and 'Hazelcroft Farm'. Both of these sites are proposed for residential-led end use and therefore the proposed residential development at these sites could potentially result in the loss of these businesses, and consequently the employment opportunities it provides. Therefore, using this SA methodology, a major negative impact would be expected following the proposed development at these sites.
- B.16.12.2 **Access to Employment:** Sites 420, 585, 585a and 665 are located in areas with 'good' or 'reasonable' sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor positive impact on site end users' access to employment. Sites 005, 006, 010, 430a, 430b and 584 are located in or adjacent to areas with 'poor' or 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these six sites would be expected to have a minor negative impact on site end users' access to employment.

B.17 Penn and Lower Penn



Penn and Lower Penn Cluster

This cluster is located in the south east of the South Staffordshire District. See the Penn and Lower Penn cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
350c	Land east of Radford Lane	Residential-led	11.00
350d	Land West of Radford Lane Lower Penn	Residential-led	25.93
494a	Land at Springhill Lane Parcel A	Residential-led	3.65
494b	Land at Springhill Lane Parcel B	Residential-led	12.20
559	Land East Stourbridge Road	Residential-led	24.44
561	Land off Foxlands Avenue Lloyd Hill	Residential-led	4.36
573	Land West Stourbridge Road	Residential-led	42.37
579	East Holding 107 Westcroft Farm, Merryhill	Residential-led	13.85
582	Land off Langley Road	Residential-led	18.61
710	Land rear of Pennwood Lane, Penn	Residential-led	1.69

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
350c	+/-	--	+/-	--	-	-	+	-	-	-	-	-
350d	+/-	--	+/-	--	-	-	+	-	-	-	--	-
494a	+/-	-	-	--	-	-	+	-	0	-	-	-
494b	+/-	-	-	--	-	-	+	-	0	-	-	-
559	+/-	+	+/-	--	-	-	+	-	-	-	--	-
561	+/-	+	+/-	--	-	-	+	-	-	-	-	-
573	+/-	-	-	--	-	-	+	-	-	-	--	-
579	+/-	--	+/-	--	-	-	+	-	-	-	-	--
582	+/-	--	+/-	--	-	-	+	-	-	-	++	-
710	+/-	-	+/-	--	-	-	+	-	0	-	-	-

B.17.1 SA Objective 1 – Climate Change Mitigation

B.17.1.1 See **section 3.1**.

B.17.2 SA Objective 2 – Climate Change Adaptation

B.17.2.1 Fluvial Flooding: Site 579 is located partially within Flood zones 2 and 3, and using the assumptions set out in the main report, the proposed residential development would be accommodated on land not at high risk of flooding, therefore, a minor negative impact would be expected. Sites 350c, 350d, 494a, 494b, 559, 561, 573, 582 and 710 are located wholly within Flood Zone 1. A minor positive impact would be expected at these nine sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.17.2.2 Surface Water Flooding: A proportion of Sites 350c, 350d, 579 and 582 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 573 and 710 coincide with areas determined to be at low and medium risk of surface water flooding, and a proportion of Sites 494a and 494b coincide with areas determined to be at low risk of surface water flooding. The proposed development at these four sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.17.3 SA Objective 3 - Biodiversity & Geodiversity

B.17.3.1 Natura 2000: At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.17.3.2 Ancient Woodland: Site 573 is located approximately 280m from 'Ladywell Wood' ancient woodland, and Sites 494a and 494b are located approximately 560m from a stand of ancient woodland. The proposed development at these three sites could potentially have a minor negative impact on these ancient woodlands, due to an increased risk of disturbance.

B.17.3.3 LNR: Sites 350c and 582 are located adjacent to 'South Staffordshire Railway Walk' LNR. Sites 350d and 579 are located approximately 300m from this LNR. However, due to the nature of this LNR, the proposed development at these four sites would be expected to have a negligible impact on the LNR.

B.17.4 SA Objective 4 – Landscape & Townscape

- B.17.4.1 Green Belt Harm:** The release of Green Belt land at Sites 559, 573 and 710 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Sites 350c, 350d, 494a, 494b, 579 and 582 could cause ‘high’ levels of harm to the purposes of the Green Belt. Therefore, development of these nine sites is assessed as having a potentially major negative impact.
- B.17.4.2** Development of Site 561 is considered to result in ‘moderate’ harm to the Green Belt purposes. Development of this site is assessed as having a minor negative impact.
- B.17.4.3 Landscape Sensitivity:** Sites 559, 561, 573 and 710 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate-high’ landscape sensitivity. Development of these four sites have been assessed as having a potentially major negative impact.
- B.17.4.4** Sites 350c, 350d, 494a, 579 and 582 are assessed as being within an area of ‘moderate’ landscape sensitivity, and Site 494b within ‘low-moderate’ landscape sensitivity. Therefore, development of these six sites have been assessed as having a potentially minor negative impact.
- B.17.4.5 Country Park:** Sites 559 and 573 comprise large areas of previously undeveloped land and are located approximately 1.5km from Baggeridge Country Park. The proposed development at these two sites could potentially have a minor negative impact on views from this Country Park.
- B.17.4.6 Landscape Character:** Sites 350c, 350d, 579 and 582 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.
- B.17.4.7** Sites 494a, 494b, 559, 561, 573 and 710 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are “*small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform*”.
- B.17.4.8** The proposed residential development at these ten sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.

- B.17.4.9 **Views from the PRow Network:** Sites 350d, 559 and 579 coincide with a PRow, and Sites 350c, 494b, 561, 573, 582 and 710 are located in close proximity to several PRows. The proposed development at these nine sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.17.4.10 **Views for Local Residents:** The proposed development at all ten sites in this cluster could potentially alter the views experienced by local residents, including those on Radford Lane, Springhill Lane and Stourbridge Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.17.4.11 **Urbanisation of the Countryside:** Sites 350c, 350d, 494a, 494b, 559, 561, 573, 579 and 582 in this cluster are located in the open countryside surrounding Penn and Lower Penn. The proposed development at these nine sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.17.4.12 **Coalescence:** Site 573 comprises a large area of previously undeveloped land, situated between Penn and Wombourne. The proposed development at this site could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.17.5 SA Objective 5 – Pollution & Waste

- B.17.5.1 **AQMA:** Site 710 coincides with Wolverhampton AQMA and sites 494a, 494b, 559, 561 and 582 are located adjacent to this AQMA. A proportion of Sites 350d, 573 and 579 are also located within 200m of Wolverhampton AQMA. The proposed development at these nine sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.17.5.2 **Main Road:** The A449 passes through Penn. Sites 559 and 573 are located adjacent to this road. The proposed development at these two sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449 would be expected to have a minor negative impact on air quality and noise at these sites.
- B.17.5.3 **Groundwater SPZ:** Sites 350c, 350d, 494a, 494b, 561, 573, 579 582 and a proportion of Sites 559 and 710 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these ten sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

- B.17.5.4 **Watercourse:** Site 350d is located adjacent to the Staffordshire and Worcestershire Canal and Sites 579 and 710 coincide with a minor watercourse. The proposed development at these three sites could potentially increase the risk of contamination of the watercourses, and therefore, a minor negative impact would be expected.

B.17.6 SA Objective 6 – Natural Resources

- B.17.6.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 350c, 350d, 494a, 494b, 559, 561, 573, 579, 582, and 710 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.17.6.2 **ALC:** Sites 350c, 350d, 494a, 494b, 559, 561, 573, 579 and 582 are primarily situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these nine sites, due to the loss of this agriculturally important natural resource. Site 710 is situated on 'urban' land. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.17.7 SA Objective 7 – Housing

- B.17.7.1 See **section 3.7**.

B.17.8 SA Objective 8 – Health & Wellbeing

- B.17.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 7.4km north east of the cluster. The proposed development at the ten sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.17.8.2 **GP Surgery:** The closest GP surgeries are Castlecroft Medical Centre, located to the north of the cluster, and Gravel Hill Surgery, located to the south. All sites in this cluster are located outside the target distance to these GP surgeries. The proposed development at these ten sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.17.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 4km south west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

- B.17.8.4 AQMA:** Site 710 coincides with Wolverhampton AQMA and sites 494a, 494b, 559, 561 and 582 are located adjacent to this AQMA. A proportion of Sites 350d, 573 and 579 are also located within 200m of Wolverhampton AQMA. The proposed development at these nine sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Site 350c is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at this site.
- B.17.8.5 Main Road:** Sites 559 and 573 are located adjacent to the A449. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 350c, 350d, 494a, 494b, 579, 582 and 710 are located over 200m from a main road. The proposed development at these seven sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.17.8.6 Access to Public Greenspace:** Sites 350c, 350d, 494a, 494b, 559, 561, 579, 582 and 710 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these nine sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site 573 is located over 600m from a public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.17.8.7 Net Loss of Public Greenspace:** Site 350c partially coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
- B.17.8.8 PRoW/Cycle Network:** Sites 350c, 350d, 559, 561, 573, 579, 582 and 710 are located within 600m of the PRoW network. Sites 494a and 494b are located within 600m of the cycle network. The proposed development at these ten sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.17.9 SA Objective 9 – Cultural Heritage

- B.17.9.1 Grade II* Listed Building:** Sites 559 and 561 are located approximately 120m from the Grade II* Listed Building ‘Penn Hall’, and approximately 200m from ‘Lloyd House’. The proposed development at these two sites could potentially have a minor negative impact on the settings of these Listed Buildings.

- B.17.9.2 Grade II Listed Building:** Site 350d is located approximately 70m from the Grade II Listed Building 'Castlecroft Farmhouse'. Site 573 is located approximately 50m from 'Bearnett House' and 'Badger's Folly'. Site 559 is located approximately 50m from 'Gates and Gate Piers to Lloyd House' and approximately 120m from 'Summerhouse approximately 50 yards north east of Lloyd House'. Sites 559 and 561 are located approximately 100m from 'Former Barn to southeast of Penn Hall'. The proposed development at these four sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.17.9.3 Conservation Area:** The north east of Sites 559 and 561 coincide with 'Upper Penn (Sedgley Road)' Conservation Area and Site 579 is approximately 300m from 'Lower Penn' Conservation Area. The proposed development at these three sites could potentially alter the character or setting of these Conservation Areas and, as a result, have a minor negative impact on the historic environment.
- B.17.9.4 Registered Park and Garden:** Site 350d is located approximately 460m from 'Wightwick Manor' RPG. The proposed development at this site could potentially have a minor negative impact on the setting of this RPG.
- B.17.9.5 Archaeology:** Sites 350c and 582 are located adjacent to the archaeological feature 'The Wolverhampton and Kingswinford Railway'. Site 350d is located adjacent to 'Staffordshire and Worcestershire Canal' and 'Enclosure, Mop's Farm, Lower Penn'. Site 559 is located adjacent to 'Landscape Park, Lloyd House, Wombourne' and Sites 559 and 573 are located adjacent to 'Streetway and Wordsley Green Turnpike Road'. The proposed development at these five sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.
- B.17.10 SA Objective 10 – Transport & Accessibility**
- B.17.10.1 Bus Stop:** Sites 494a, 561 and 710 are located within the target distance to bus stops on roads such as Warstones Road, Eastcroft Road and Swan Bank, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 350c, 350d, 494a, 559, 573, 579 and 582 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users' access to bus services.
- B.17.10.2 Railway Station:** The closest railway station is St George's Metro Station, located approximately 5.4km to the north east of the cluster. Therefore, the proposed development at the ten sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

- B.17.10.3 Pedestrian Access:** Sites 350d, 494a, 494b, 559, 561, 573, 579, 582 and 710 are well connected to the existing footpath network. The proposed development at these nine sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site 350c currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.
- B.17.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these ten sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.17.10.5 Local Services:** The nearest convenience stores include Lidl and Co-op, located approximately 2km east of the cluster and Tesco, located approximately 2km north east of the cluster. All sites in this cluster are located wholly or partially outside the target distance to these convenience stores. The proposed development at these ten sites could potentially have a minor negative impact on the access of site end users to local services.

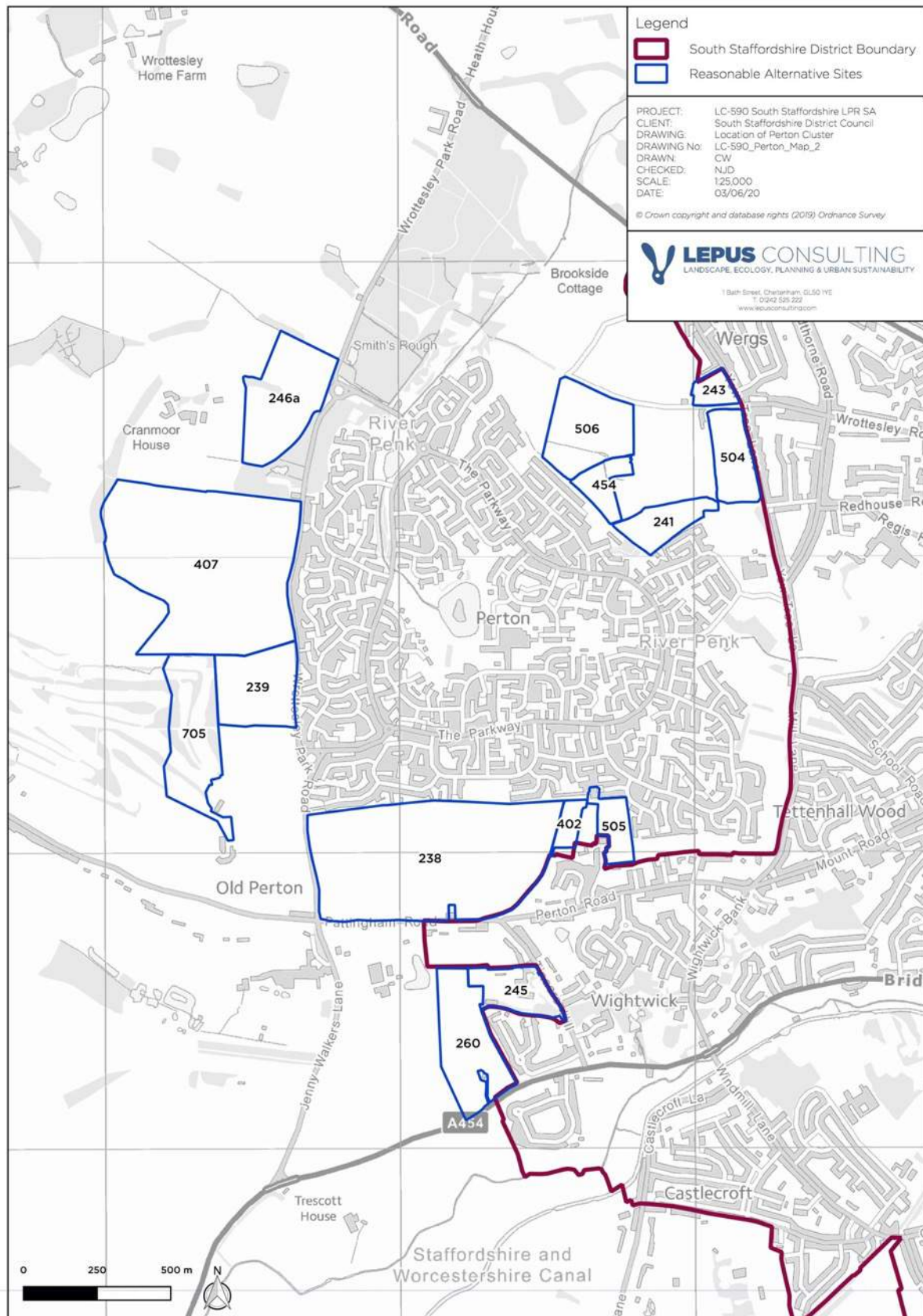
B.17.11 SA Objective 11 – Education

- B.17.11.1 Primary School:** Penn and Lower Penn are served by several primary schools, including Bhylls Acre School, Castlecroft Primary School and Springdale Infant and Junior Schools. Site 582 is located within the target distance to Bhylls Acre School. The proposed development at this site would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 350c, 350d, 494a, 494b, 559, 561, 573, 579 and 710 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these nine sites would be expected to have a minor negative impact on the access of new residents to primary education.
- B.17.11.2 Secondary School:** Penn and Lower Penn are served by Highfields School. Sites 350c, 494a, 494b, 561, 579, 582 and 710 are located within the target distance to one or both of these secondary schools. The proposed development at these seven sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 350d, 559 and 573 are located outside the target distance to these secondary schools, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to secondary education.
- B.17.11.3** The proposed development at Sites 350d, 559 and 573 would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Site 582 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.17.12 SA Objective 12 – Economy

- B.17.12.1 Employment Floorspace:** Site 579 currently coincides with ‘Westcroft Farm’ and is proposed for residential-led end use. The proposed residential development at this site could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following the proposed development at this site.
- B.17.12.2 Access to Employment:** All sites in this cluster are located in or adjacent to areas with ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these ten sites would be expected to have a minor negative impact on site end users’ access to employment.

B.18 Perton



Perton Cluster

This cluster is located in the east of the South Staffordshire District. See the Perton cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
238	Land at former Perton Court Farm	Residential-led	30.13
239	West Wrottesley Park Rd south Safeguarded	Residential-led	6.85
241	Land off Dippons Lane	Residential-led	3.27
243	Land at Junction of Yew Tree Lane, Perton	Residential-led	1.40
245	Wightwick Hall School, Wightwick	Residential-led	3.75
246a	Bradshaws Estate Perton	Residential-led	8.97
260	Land off Bridgnorth Road, Wightwick	Residential-led	7.90
402	Land rear of Winceby Road	Residential-led	1.22
407	Land west of Wrottesley Park Road (north)	Residential-led	31.00
454	Dippons Lane rear Idonia Road	Residential-led	2.28
504	Land off Yew Tree Lane	Residential-led	4.09
505	Land rear Dunster Grove	Residential-led	2.36
506	Land off Westcroft Road	Residential-led	7.29
705	Perton Golf Course	Residential-led	8.83

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
238	+/-	-	+/-	--	-	-	+	-	-	-	--	-
239	+/-	-	+/-	-	-	-	+	-	-	-	--	-
241	+/-	+	+/-	--	-	-	+	-	-	-	-	-
243	+/-	--	+/-	--	-	-	+	-	-	-	-	-
245	+/-	-	-	-	-	+	+	-	-	-	--	--
246a	+/-	--	-	--	-	-	+	-	-	-	--	-
260	+/-	+	+/-	--	-	-	+	-	-	-	--	-
402	+/-	+	+/-	-	-	-	+	-	-	-	-	-
407	+/-	-	-	--	-	-	+	-	-	-	--	-
454	+/-	--	+/-	--	-	-	+	-	-	-	-	-
504	+/-	+	+/-	--	-	-	+	-	-	-	-	-
505	+/-	+	+/-	-	-	-	+	-	-	-	-	-
506	+/-	--	+/-	--	-	-	+	-	-	-	-	-
705	+/-	-	+/-	--	-	-	+	-	-	-	--	-

B.18.1 SA Objective 1 – Climate Change Mitigation

B.18.1.1 See **section 3.1**.

B.18.2 SA Objective 2 – Climate Change Adaptation

B.18.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these 14 sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.18.2.2 Surface Water Flooding: A proportion of Sites 243, 246a, 454 and 506 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 239 coincides with areas determined to be at low and medium risk of surface water flooding, and a proportion of Sites 238, 245, 407 and 705 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these five sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.18.3 SA Objective 3 - Biodiversity & Geodiversity

B.18.3.1 Natura 2000: At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.18.3.2 Ancient Woodland: Site 407 is located adjacent to a stand of ancient woodland. Site 246a is located approximately 280m from this ancient woodland. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.

B.18.3.3 SBI: Site 246a is located adjacent to 'Wrottesley Park' SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.

B.18.3.4 Priority Habitat: Site 245 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.18.4 SA Objective 4 – Landscape & Townscape

B.18.4.1 Green Belt Harm: The release of Green Belt land at Site 246a is considered by the Green Belt Study to result in 'very high' levels of harm to the purposes of the Green Belt. Development of Sites 260, 407 and 705 could cause 'high' levels of harm to the purposes of the Green Belt. Additionally, Sites 238, 241, 243, 454, 504 and 506 could cause 'moderate-high' levels of harm to the purposes of the Green Belt. Therefore, development of these ten sites is assessed as having a potentially major negative impact.

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- B.18.4.2 Development of Site 505 is considered to result in ‘moderate’ harm to the Green Belt purposes, and development of Site 402 would be expected to result in ‘low-moderate’ harm to the purposes of the Green Belt. Development of these two sites is assessed as having a minor negative impact.
- B.18.4.3 Site 245 is located in an area where ‘low’ Green Belt Harm could be expected, and Site 239 was not assessed by the Green Belt study. Development of these two sites are assessed as having a negligible impact.
- B.18.4.4 **Landscape Sensitivity:** Sites 246a and 407 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate’ and/or ‘moderate-high’ landscape sensitivity. Development of these two sites have been assessed as having a potentially major negative impact.
- B.18.4.5 Sites 238, 241, 243, 245, 260, 402, 454, 504, 505, 506 and 705 are assessed as being within an area of ‘moderate’ landscape sensitivity. Therefore, development of these eleven sites have been assessed as having a potentially minor negative impact.
- B.18.4.6 Site 239 was not assessed by the Landscape Sensitivity Study. Development of this site is assessed as having a negligible impact.
- B.18.4.7 **Landscape Character:** Sites 238, 239, 241, 243, 245, 246a, 260, 402, 407, 454, 504, 506 and 705 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.
- B.18.4.8 Site 245 comprises previously developed land, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment. The proposed residential development at Sites 238, 239, 241, 243, 246a, 260, 402, 407, 454, 504, 506 and 705 could potentially be discordant with the key characteristics of the associated LCT. Therefore, a minor negative impact on the local landscape character would be expected at these 12 sites.
- B.18.4.9 Site 505 is located in an area outside the scope of the character assessment, and as such, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
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- B.18.4.10 **Views from the PRoW Network:** Sites 238, 239, 241, 243, 246a, 407, 454, 504, 505 and 506 are located in close proximity to several PRoWs. The proposed development at these ten sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.18.4.11 **Views for Local Residents:** The proposed development at all sites in this cluster could potentially alter the views experienced by local residents, including those on Wyckham Grove, Yewtree Lane and Idonia Road. Therefore, a minor negative impact on the local landscape would be expected at these 14 sites.
- B.18.4.12 **Urbanisation of the Countryside:** Sites 238, 239, 241, 246a, 260, 407, 454, 504, 506 and 705 are located in the open countryside surrounding Perton. The proposed development at these ten sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.18.4.13 **Coalescence:** Site 238 comprises previously undeveloped land, situated between Perton and the outskirts of Wolverhampton (Wightwick). Sites 241, 454, 504 and 506 comprise previously undeveloped land and are situated between Perton and the outskirts of Wolverhampton (Wergs). The proposed development at these five sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.18.5 SA Objective 5 – Pollution & Waste

- B.18.5.1 **AQMA:** Sites 238, 243, 245, 260, 402, 504 and 505 are located adjacent to the Wolverhampton AQMA. A small proportion of Site 241 is also located within 200m of this AQMA. The proposed development at these eight sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.18.5.2 **Main Road:** The A454 passes to the south of Perton. Site 260 is located adjacent to this road. The proposed development at this site could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A454 would be expected to have a minor negative impact on air quality and noise at this site.
- B.18.5.3 **Groundwater SPZ:** Sites 238, 239, 241, 243, 245, 246a, 260, 402, 407, 454, 504, 505, 506 and 705 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 14 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.18.6 SA Objective 6 – Natural Resources

- B.18.6.1 Previously Developed Land:** Site 245 comprises previously developed land. The proposed development at this site would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 238, 239, 241, 243, 246a, 260, 402, 407, 454, 504, 505, 506 and 705 comprise previously undeveloped land. The proposed development at these 13 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.18.6.2 ALC:** Sites 238, 239, 241, 246a, 260, 402, 407, 454, 505, 506 and 705 are wholly or partially situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eleven sites, due to the loss of this agriculturally important natural resource. Sites 243 and 504 are situated on 'urban' land. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.18.7 SA Objective 7 – Housing

- B.18.7.1** See **section 3.7**.

B.18.8 SA Objective 8 – Health & Wellbeing

- B.18.8.1 NHS Hospital:** The closest NHS hospital with an A&E department is New Cross Hospital, located approximately 9km east of the cluster. The proposed development at the 14 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.18.8.2 GP Surgery:** The closest GP surgeries are Lakeside Medical Centre and Tamar Medical Centre, both located towards the centre of the cluster. Sites 241, 402, 454, 505 and 506 are located within the target distance to one or both of these GP surgeries. The proposed development at these five sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 238, 239, 243, 245, 246a, 260, 407, 504 and 705 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these nine sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.18.8.3 Leisure Centre:** The closest leisure facility is Codsall Leisure Centre, located approximately 5km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

- B.18.8.4 AQMA:** Sites 238, 243, 245, 260, 402, 504 and 505 are located adjacent to the Wolverhampton AQMA. A small proportion of Site 241 is also located within 200m of this AQMA. The proposed development at these eight sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites 239, 246a, 407, 454, 506 and 705 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these six sites.
- B.18.8.5 Main Road:** Site 260 is located adjacent to the A454. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 238, 239, 241, 243, 245, 246a, 402, 407, 454, 504, 505, 506 and 705 are located over 200m from a main road. The proposed development at these 13 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.18.8.6 Access to Public Greenspace:** Sites 238, 239, 241, 243, 402, 407, 454, 504, 505 and 705 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these ten sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 245, 246a, 260 and 506 are located over 600m from a public greenspace. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.18.8.7 Net Loss of Public Greenspace:** Site 705 coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
- B.18.8.8 PRoW/Cycle Network:** Sites 238, 241, 243, 246a, 260, 402, 407, 454, 504, 505, 506 and 705 are located within 600m of the PRoW network. Sites 239, 241, 245, 407 and 506 are also located within 600m of a cycle path. The proposed development at these 14 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.18.9 SA Objective 9 – Cultural Heritage

- B.18.9.1 Grade II Listed Building:** Site 238 is located approximately 120m from the Grade II Listed Building ‘Trinity Cottage’. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.

B.18.9.2 Registered Park and Garden: Site 245 is located adjacent to 'Wightwick Manor' RPG. Sites 238 and 260 are located within approximately 400m from this RPG. The proposed development at these three sites could potentially have a minor negative impact on the setting of this RPG.

B.18.9.3 Archaeology: Site 245 coincides with the archaeological feature 'Wightwick Hall School, Tinacre Road, Wightwick'. Site 246a coincides with 'Dutch Camp, RAF Perton'. Site 407 coincides with 'Trackway, South of Cranmoor, Perton' and 'Field Boundary Cropmarks, Perton'. Site 505 coincides with 'Outfarm, North of Perton Grove, Perton'. Site 705 coincides with 'Linear Features, Perton'. Sites 239, 241, 260, 454 and 506 are located adjacent to various archaeological features. The proposed development at these ten sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.18.9.4 Historic Character: Sites 238, 239, 241, 243, 246a, 402, 407, 454, 504, 505, 506 and 705 are located within an area of medium historic value. The proposed development at these 12 sites could potentially have a minor negative impact on historic character.

B.18.10 SA Objective 10 – Transport & Accessibility

B.18.10.1 Bus Stop: Site 402 is located within the target distance to bus stops on Richmond Drive, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites 238, 239, 241, 243, 245, 246a, 260, 407, 454, 504, 505, 506 and 705 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these 13 sites could potentially have a minor negative impact on site end users' access to bus services.

B.18.10.2 Railway Station: The closest railway station is Billbrook Railway Station, located approximately 4.8km to the north of the cluster. Therefore, the proposed development at the 14 sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.18.10.3 Pedestrian Access: Sites 238, 241, 245, 260, 407, 454, 504, 505, 506 and 705 are well connected to the existing footpath network. The proposed development at these ten sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 239, 243, 246a and 402 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.18.10.4 Road Access: Sites 241, 402 and 454 are not accessible from the current road network. Therefore, the proposed development at these three sites could potentially result in a minor

negative impact on accessibility. Sites 238, 239, 243, 245, 246a, 260, 407, 504, 505, 506 and 705 are well connected to the existing road network. The proposed development at these eleven sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

- B.18.10.5 **Local Services:** The nearest convenience store is Sainsbury's, located towards the centre of Perton. All sites in this cluster are located wholly or partially outside the target distance to this convenience store. The proposed development at these 14 sites could potentially have a minor negative impact on the access of site end users to local services.

B.18.11 SA Objective 11 – Education

- B.18.11.1 **Primary School:** Perton is served by several primary schools, including Perton Primary Academy, Woodthorn Primary School and Perton First and Middle Schools. Sites 241, 243, 402, 454, 504, 505 and 506 are located within the target distance to schools providing education for all primary ages. The proposed development at these seven sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 238, 239, 245, 246a, 260, 407 and 705 are located wholly or partially outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these seven sites would be expected to have a minor negative impact on the access of new residents to primary education.

- B.18.11.2 **Secondary School:** The nearest schools to Perton are Aldersley High School, Wolverhampton, Highfields School, Wolverhampton and Codsall Community High School, Codsall. All 14 sites are located outside the target distance to secondary schools and the development of these sites would be expected to have a minor negative impact on access to education. Site 245 coincides with Wightwick Hall School, and therefore, the proposed residential development at this site could potentially result in the loss of this Special Needs school.

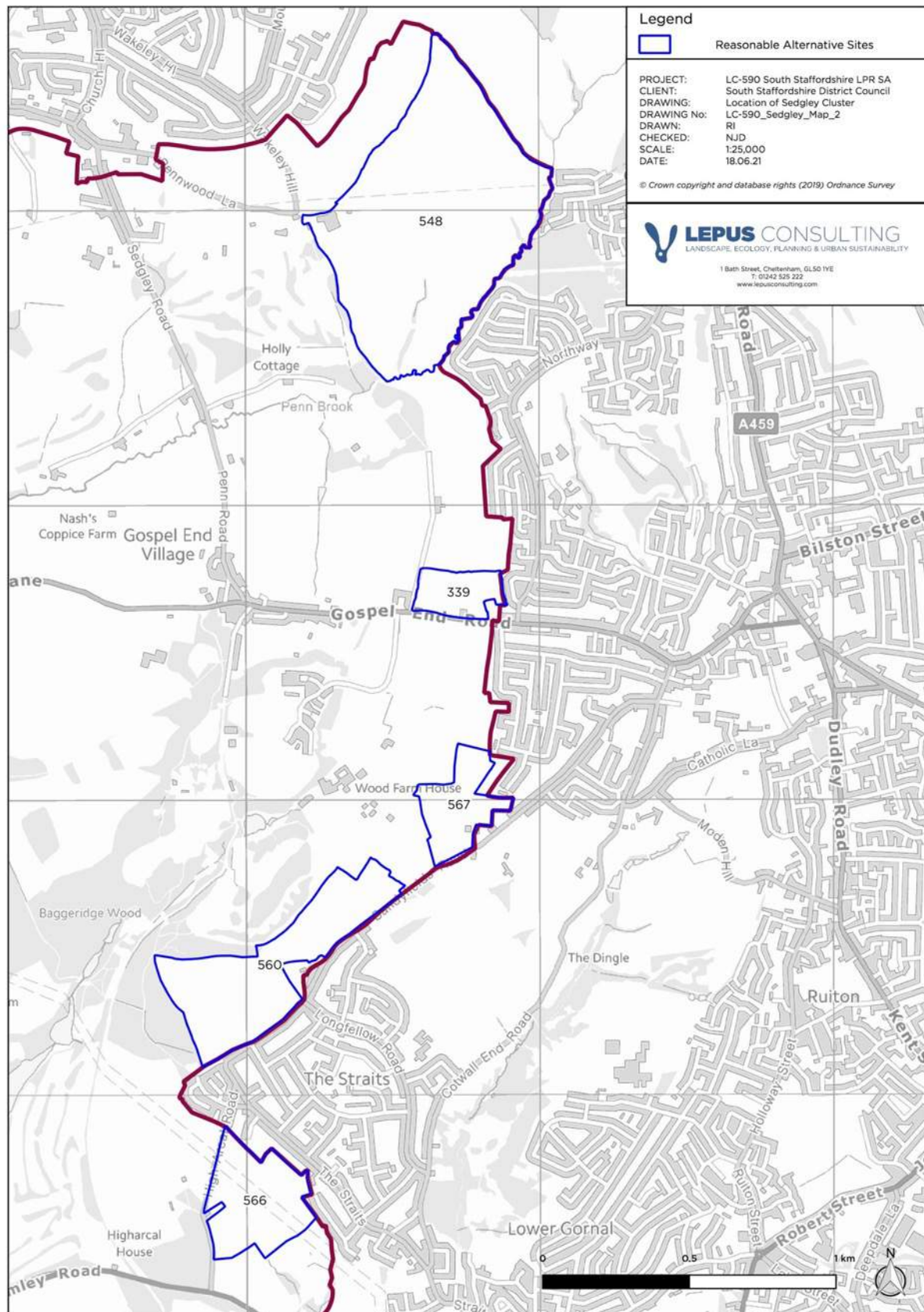
- B.18.11.3 The proposed development at Sites 238, 239, 245, 246a, 260, 407 and 705 would place new residents outside the target distances for primary and secondary schools and would be expected to have a major negative impact on new residents' access to education.

B.18.12 SA Objective 12 – Economy

- B.18.12.1 **Employment Floorspace:** Site 245 currently coincides with 'Wightwick Hall School' and is proposed for residential-led end use. The proposed residential development at this site could potentially result in the loss of this school, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following the proposed development at this site.

B.18.12.2 **Access to Employment:** All sites in this cluster are located in or adjacent to areas with ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these 14 sites would be expected to have a minor negative impact on site end users’ access to employment.

B.19 Sedgley



Sedgley Cluster

This cluster is located in the south east of the South Staffordshire District. See the Sedgley cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
339	Meadow Brook Stables, Gospel End Road	Residential-led	4.23
548	Land at Penwood Farm	Residential-led	50.84
560	Land North Sandyfields Road	Residential-led	19.33
566	Land West of the Straits Part 2	Residential-led	10.67
567	Green Hill Farm, Sandyfields	Residential-led	6.58

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
339	+/-	--	+/-	--	-	-	+	-	-	-	++	-
548	+/-	--	-	--	-	-	+	-	0	-	-	-
560	+/-	+	-	--	-	-	+	-	-	-	++	-
566	+/-	-	-	--	-	-	+	-	-	-	-	-
567	+/-	-	-	--	-	-	+	-	0	-	-	--

B.19.1 SA Objective 1 – Climate Change Mitigation

B.19.1.1 See **section 3.1**.

B.19.2 SA Objective 2 – Climate Change Adaptation

B.19.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.19.2.2 Surface Water Flooding: A proportion of Sites 339 and 548 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 566 and Site 567 coincides with areas determined to be at low and medium risk of surface water flooding. The proposed development at these sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.19.3 SA Objective 3 - Biodiversity & Geodiversity

B.19.3.1 Natura 2000: ‘Fens Pools’ SAC is located approximately 4km south east of the Sedgley cluster. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.19.3.2 SSSI IRZ: ‘Gospel End Road Cutting’ SSSI is located approximately 130m west of Site 339. However, this site is not located within an IRZ for residential development, and as such a negligible impact would be expected.

B.19.3.3 Ancient Woodland: Site 548 is located adjacent to ‘Alder Coppice’ ancient woodland, and Site 560 is located adjacent to ‘Baggeridge Wood’ ancient woodland. Sites 566 and 567 are located approximately 220m and 420m respectively from ‘Baggeridge Wood’. The proposed development at these four sites could potentially have a minor negative impact on these ancient woodlands, due to an increased risk of disturbance.

B.19.3.4 LNR: Site 560 is located adjacent to ‘Baggeridge Country Park’ LNR. Site 566 is located approximately 220m from this LNR, and Site 567 is located approximately 420m from this LNR. The proposed development at these three sites could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures.

B.19.3.5 SBI: Site 548 is located adjacent to ‘Penn Common’ SBI and ‘Colton Hills (land east of)’ SBI. Site 560 is located adjacent to ‘Baggeridge Country Park’ SBI, and Site 566 is located adjacent to ‘Wallowswood Pastures’ SBI. The proposed development at these three sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.

B.19.4 SA Objective 4 – Landscape & Townscape

- B.19.4.1 Green Belt Harm:** The release of Green Belt land at Sites 339, 548 and 567 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Additionally, Sites 560 and 566 could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Therefore, development of these five sites is assessed as having a potentially major negative impact.
- B.19.4.2 Landscape Sensitivity:** All sites within the Sedgley cluster are considered by the Landscape Sensitivity Study to be within an area of ‘moderate-high’ landscape sensitivity. Development of these five sites have been assessed as having a potentially major negative impact.
- B.19.4.3 Country Park:** Site 560 is located adjacent to Baggeridge Country Park. Sites 339, 566 and 567 are located within approximately 600m of this Country Park, and Site 548 is located approximately 1km north east of this Country Park. The proposed development at these five sites could potentially have a minor negative impact on views from this Country Park.
- B.19.4.4 Landscape Character:** All sites in this cluster are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are “*small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform*”. The proposed residential development at these five sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.19.4.5 Views from the PRow Network:** All five sites are located in close proximity to PRowNs. The proposed development at these sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.19.4.6 Views for Local Residents:** The proposed development at all five sites in this cluster could potentially alter the views experienced by local residents, including those on Western Avenue, Sandyfields Road and The Straits. Therefore, a minor negative impact on the local landscape would be expected.
- B.19.4.7 Urbanisation of the Countryside:** All sites in this cluster are located in the open countryside surrounding Sedgley. The proposed development at these five sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.19.4.8 Coalescence: Site 548 comprises a large area of previously undeveloped land, situated between Sedgley and Upper Penn. Site 567 also comprises an area of previously undeveloped land, and, as well as Site 339, is situated between Sedgley and Gospel End. The proposed development at these three sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.19.5 SA Objective 5 – Pollution & Waste

B.19.5.1 AQMA: Sites 339, 548, 560, 566 and 567 are located adjacent to the Dudley AQMA. Site 548 is also adjacent to the Wolverhampton AQMA. The proposed development at these five sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.

B.19.5.2 Main Road: The A463 passes through Sedgley. Site 339 is located adjacent to this road. The proposed development at this site could potentially expose site end users to higher levels of transport associated air and noise pollution. Traffic using the A463 would be expected to have a minor negative impact on air quality and noise at this site.

B.19.5.3 Watercourse: Site 548 coincides with the Penn Brook. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.19.6 SA Objective 6 – Natural Resources

B.19.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 339, 548, 560, 566 and 567 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.19.6.2 ALC: Sites 339, 548 and 567 are wholly or partially situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these three sites, due to the loss of this agriculturally important natural resource. Site 560 is situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. Site 566 is situated on 'urban' and 'non-agricultural' land. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.19.7 SA Objective 7 – Housing

B.19.7.1 See **section 3.7**.

B.19.8 SA Objective 8 – Health & Wellbeing

- B.19.8.1 NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located to the south east of the cluster. Sites 339, 560, 566 and 567 are located within the target distance to this hospital. The proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this essential health facility. Site 548 is located outside the target distance to this hospital. The proposed development at this site could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.19.8.2 GP Surgery:** The closest GP surgeries to this cluster are Northway Medical Centre and Lower Gornal Medical Practice, located to the east of the cluster. All sites are located wholly or partially outside the target distance to these GP surgeries. The proposed development at the five sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.19.8.3 Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 4km west of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.19.8.4 AQMA:** Sites 339, 548, 560, 566 and 567 are located adjacent to the Dudley AQMA. Site 548 is also adjacent to the Wolverhampton AQMA. The proposed development at these five sites could potentially expose site end users to poor air quality associated with these AQMAs, and therefore, have a minor negative impact on health.
- B.19.8.5 Main Road:** Site 339 is located adjacent to the A463. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 548, 560, 566 and 567 are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.19.8.6 Access to Public Greenspace:** Sites 548, 560, 566 and 567 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site 339 is located over 600m from a public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.19.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. The proposed development at these five sites would be likely to provide site end users with
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good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.19.9 SA Objective 9 – Cultural Heritage

B.19.9.1 Conservation Area: Sites 566 and 560 are located approximately 100m from ‘Himley’ Conservation Area. The proposed development at these two sites could potentially alter the setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.19.9.2 Registered Park and Garden: Site 566 is located approximately 60m from ‘Himley Hall’ RPG, and Site 560 is located approximately 200m from this RPG. The proposed development at these two sites could potentially have a minor negative impact on the setting of this RPG.

B.19.9.3 Archaeology: Site 339 is located adjacent to the archaeological feature ‘Wombourne thro’ Sedgeley to Bilston Turnpike Road’. The proposed development at this site could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.19.10 SA Objective 10 – Transport & Accessibility

B.19.10.1 Bus Stop: Sites 339 and 567 are located within the target distance to bus stops on The Croft and Northway, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 548, 560 and 566 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these three sites could potentially have a minor negative impact on site end users’ access to bus services.

B.19.10.2 Railway Station: The closest railway station is Coseley Railway Station, located approximately 4.5km to the east of the cluster. Therefore, the proposed development at the five sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

B.19.10.3 Pedestrian Access: Sites 339, 548 and 560 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Sites 566 and 567 currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.

B.19.10.4 Road Access: The proposed development at the five sites in this cluster are well connected to the existing road network. The proposed development at these five sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

- B.19.10.5 **Local Services:** The nearest convenience stores include Londis, located approximately 800m east of the cluster, and Co-op, located approximately 2km north east of the cluster. All sites are located wholly or partially outside the target distance to these convenience stores. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.19.11 SA Objective 11 – Education

- B.19.11.1 **Primary School:** Sedgley is served by several primary schools, including Alder Coppice Primary School, Cotwall End Primary School and Straits Primary School. Sites 339 and 560 are located within the target distance to one of these primary schools. The proposed development at these two sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 548, 566 and 567 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to primary education.

- B.19.11.2 **Secondary School:** The closest secondary schools to the Sedgley cluster include Ellowes Hall Sports College, The Dormston School and Colton Hills Community School. All sites in this cluster are located within the target distance to one or more of these secondary schools. The proposed development at these five sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected.

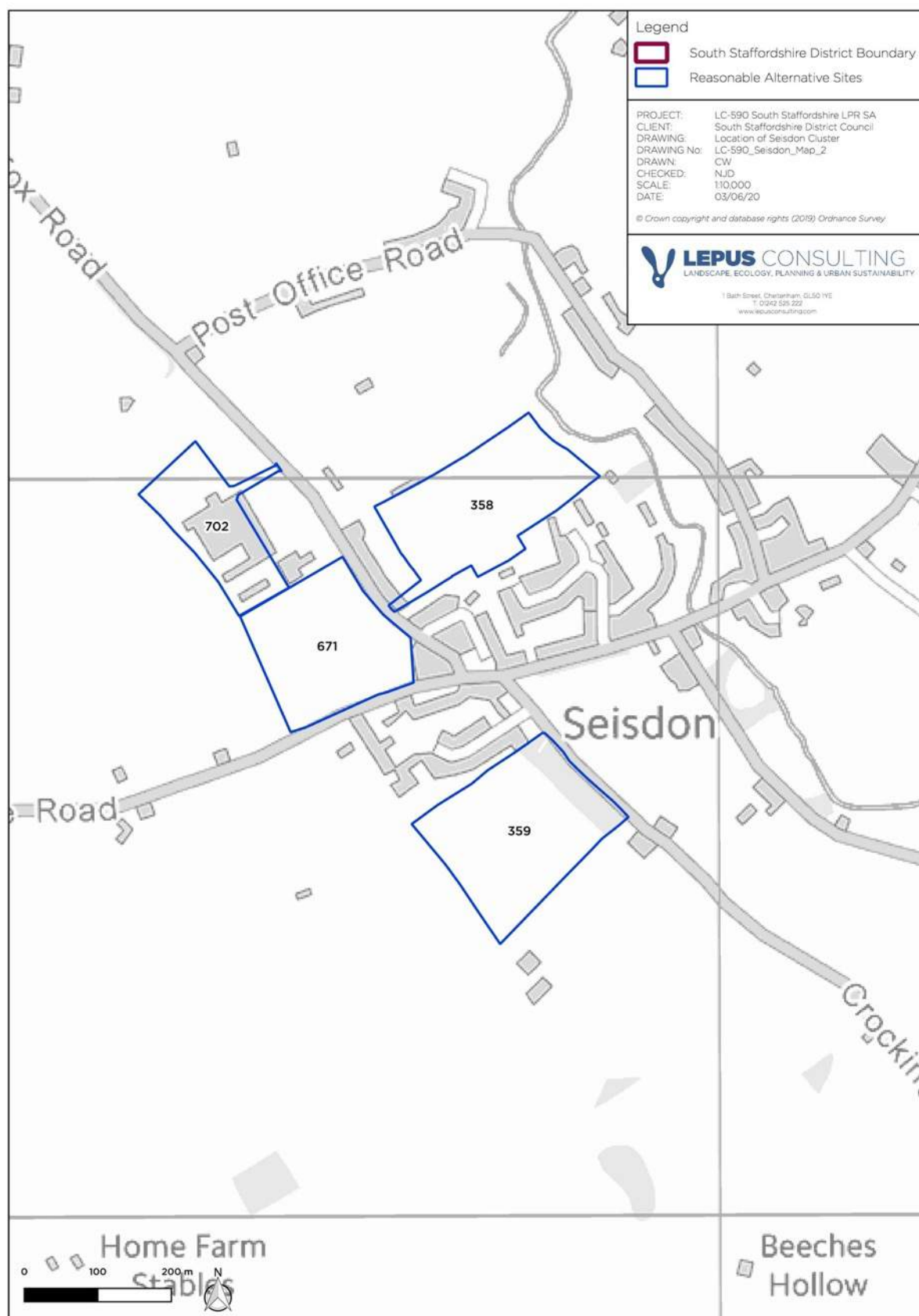
- B.19.11.3 The proposed development at Sites 339 and 560 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.19.12 SA Objective 12 – Economy

- B.19.12.1 **Employment Floorspace:** Site 567 currently coincides with 'SB Shakespeare Used Car Dealer' and is proposed for residential-led end use. The proposed residential development at this site could potentially result in the loss of this business, and consequently the employment opportunities it provides. Therefore, a major negative impact would be expected following the proposed development at this site.

- B.19.12.2 **Access to Employment:** All sites in this cluster are located in or adjacent to areas with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to employment.

B.20 Seisdon



Seisdon Cluster			
This cluster is located in the south west of the South Staffordshire District. See the Seisdon cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
358	Land between Post Office Road and Fox Road	Residential-led	3.67
359	Land adjacent Home Farm, Crockington Lane	Residential-led	4.10
671	Land West of Fox Road Seisdon	Residential-led	3.30
702	Land off Fox Road	Residential-led	2.08

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
358	+/-	+	+/-	--	-	-	+	-	0	-	--	-
359	+/-	-	-	--	-	-	+	-	-	-	--	-
671	+/-	--	+/-	--	-	-	+	-	-	-	--	-
702	+/-	-	+/-	--	-	-	+	-	0	-	--	-

B.20.1 SA Objective 1 – Climate Change Mitigation

B.20.1.1 See **section 3.1**.

B.20.2 SA Objective 2 – Climate Change Adaptation

B.20.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.20.2.2 **Surface Water Flooding:** A proportion of Site 671 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 359 and 702 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.20.3 SA Objective 3 - Biodiversity & Geodiversity

B.20.3.1 **Natura 2000:** At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.20.3.2 **Priority Habitat:** Site 359 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.20.4 SA Objective 4 – Landscape & Townscape

B.20.4.1 **Green Belt Harm:** The release of Green Belt land at Site 359 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Therefore, the development of this site is assessed as having a potentially major negative impact.

B.20.4.2 Development of Sites 358, 671 and 702 could cause ‘moderate’ levels of harm to the purposes of the Green Belt. Development of these three sites have therefore been assessed as having a minor negative impact.

B.20.4.3 **Landscape Sensitivity:** All sites within the Seisdon cluster are considered by the Landscape Sensitivity Study to be within an area of ‘moderate-high’ land sensitivity. Development of these four sites have been assessed as having a potentially major negative impact.

B.20.4.4 **Landscape Character:** All sites in this cluster are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”. The proposed residential development at these four sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.

B.20.4.5 **Views from the PRoW Network:** Site 358 is located adjacent to a PRoW, and Site 702 is located in close proximity to a PRoW. The proposed development at these two sites could potentially alter the views experienced by users of this footpath. As a result, a minor negative impact on the local landscape would be expected.

B.20.4.6 **Views for Local Residents:** The proposed development at all four sites in this cluster could potentially alter the views experienced by local residents, including those on Fox Road, Crockington Close and Tinkers Castle Road. Therefore, a minor negative impact on the local landscape would be expected.

B.20.4.7 Urbanisation of the Countryside: All sites in this cluster are located in the open countryside surrounding Seisdon. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.20.5 SA Objective 5 – Pollution & Waste

B.20.5.1 Groundwater SPZ: Sites 358, 359, 671 and 702 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.20.5.2 Watercourse: The majority of Site 358 is located within 200m of Smestow Brook. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.20.6 SA Objective 6 – Natural Resources

B.20.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.20.6.2 ALC: All sites in this cluster are situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource.

B.20.7 SA Objective 7 – Housing

B.20.7.1 See **section 3.7**.

B.20.8 SA Objective 8 – Health & Wellbeing

B.20.8.1 NHS Hospital: The closest NHS hospital with an A&E department is Russells Hall Hospital, located approximately 10km south east of the cluster. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.20.8.2 GP Surgery: The closest GP surgery is Dale Medical Practice, located approximately 3.8km south east of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

- B.20.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 3.7km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.20.8.4 **AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.20.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.20.8.6 **Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.20.8.7 **Net Loss of Public Greenspace:** Site 671 coincides with a public greenspace. The proposed development at this site would be likely to result in the net loss of public greenspace, and therefore, have a minor negative impact on the provision of greenspace across the Plan area.
- B.20.8.8 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these four sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.20.9 SA Objective 9 – Cultural Heritage

- B.20.9.1 **Grade II Listed Building:** Site 359 is located approximately 160m from the Grade II Listed Buildings ‘The Old Manor House’ and ‘Seisdon Hall’. The proposed development at this site could potentially have a minor negative impact on the settings of these Listed Buildings. Site 358 is located approximately 180m from ‘Mill Barn, Mill House’ and ‘Old Stone House’, however, this site and these Listed Buildings are separated by built form within Seisdon. The proposed development at this site would be expected to have a negligible impact on the settings of these Listed Buildings.
- B.20.9.2 **Conservation Area:** Site 359 is located adjacent to ‘Trysull’ Conservation Area. The proposed development at this site could potentially alter the setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.20.9.3 Archaeology: Site 359 coincides with the archaeological feature ‘Seisdon Hall Park, Trysull’, and Site 671 is located adjacent to this feature. The proposed development at these two sites could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.20.10 SA Objective 10 – Transport & Accessibility

B.20.10.1 Bus Stop: All sites in this cluster are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users’ access to bus services.

B.20.10.2 Railway Station: The closest railway station is St George’s Metro Station, located approximately 8.6km to the north east of the cluster. Therefore, the proposed development at the four sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

B.20.10.3 Pedestrian Access: Sites 358, 671 and 702 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Site 359 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.20.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.20.10.5 Local Services: The nearest convenience store is Seisdon Convenience Store & Off-Licence. All sites in this cluster are located within the target distance to this convenience store. Therefore, the proposed development at these four sites would be expected to have a minor positive impact on site end users’ access to local services.

B.20.11 SA Objective 11 – Education

B.20.11.1 Primary School: The closest primary school to Seisdon is All Saints Primary Trysull. All sites in this cluster are located outside the target distance to this primary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to primary education.

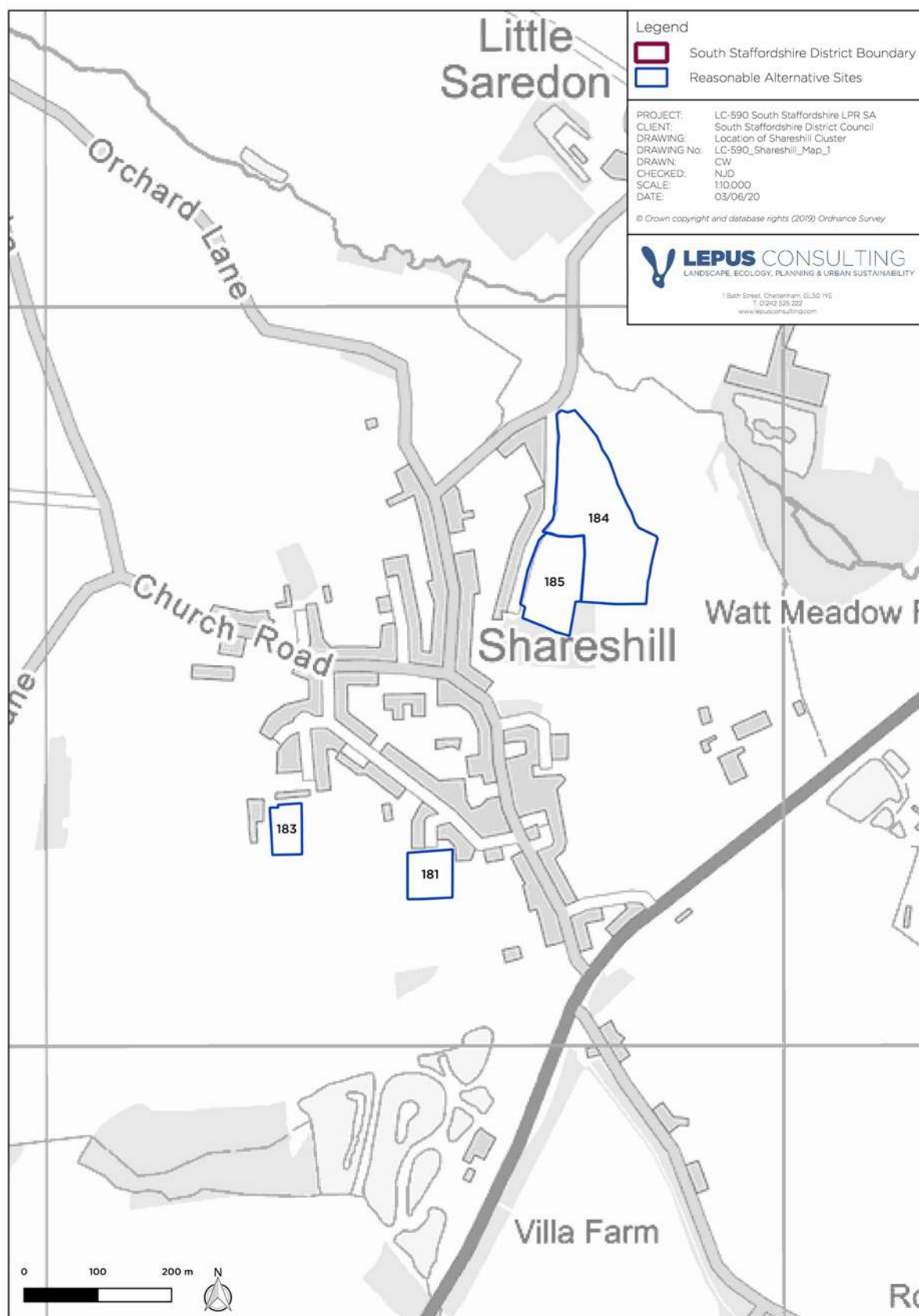
B.20.11.2 Secondary School: The closest secondary school to Seisdon is Ounsdale High School, located approximately 3.7km south east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.

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- B.20.11.3 The proposed development at Sites 358, 359, 671 and 702 would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.20.12 SA Objective 12 – Economy

- B.20.12.1 **Access to Employment:** All sites in this cluster are located in areas with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users' access to employment.

B.21 Shareshill



Shareshill Cluster

This cluster is located in the north east of the South Staffordshire District. See the Shareshill cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
181	Land at the rear of Tanglewood, Elms Lane	Residential-led	0.39
183	Land off Swan Lane	Residential-led	0.28
184	Land east Manor Drive	Residential-led	2.16
185	Land off Manor Drive (south)	Residential-led	0.89

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
181	+/-	+	-	--	0	-	+	-	-	-	-	-
183	+/-	+	-	--	0	-	+	-	-	-	-	-
184	+/-	-	-	-	-	-	+	-	0	-	-	-
185	+/-	+	-	-	0	-	+	-	-	-	-	-

B.21.1 SA Objective 1 – Climate Change Mitigation

B.21.1.1 See **section 3.1**.

B.21.2 SA Objective 2 – Climate Change Adaptation

B.21.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these four sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.21.2.2 **Surface Water Flooding:** A proportion of Site 184 coincides with an area determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.21.3 SA Objective 3 - Biodiversity & Geodiversity

- B.21.3.1 **Natura 2000:** All sites in this cluster are located less than 9.5km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these four sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.21.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.21.3.3 **SSSI IRZ:** ‘Four Ashes Pit’ SSSI is located approximately 3.3km north west of the cluster, and ‘Stowe Pool and Walk Mill Clay Pit’ SSSI is located approximately 3km to the north east. All sites in this cluster are located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these four sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.21.4 SA Objective 4 – Landscape & Townscape

- B.21.4.1 **Green Belt Harm:** The release of Green Belt land at Site 181 is considered by the Green Belt Study to result in ‘high’ levels of harm to the purposes of the Green Belt. Additionally, development of Site 183 could cause ‘moderate-high’ levels of harm to the purposes of the green belt. Therefore, development of these two sites is assessed as having a potentially major negative impact.
- B.21.4.2 Development of Sites 184 and 185 is considered to result in ‘moderate’ harm to the Green Belt purposes. Development of these two sites are assessed as having a minor negative impact.
- B.21.4.3 **Landscape Sensitivity:** All sites within the Shareshill cluster are considered by the Landscape Sensitivity Study to be within an area of ‘moderate’ landscape sensitivity. Development of these four sites is likely to have a minor negative impact.
- B.21.4.4 **Landscape Character:** All sites in this cluster are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are *“mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands”*. The proposed residential development at these four sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.

B.21.4.5 Views from the PRow Network: Site 184 coincides with a PRow, and Sites 181, 183 and 185 are located in close proximity to several PRows. The proposed development at these four sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.21.4.6 Views for Local Residents: The proposed development at all four sites in this cluster could potentially alter the views experienced by local residents, including those on Manor Drive, Elms Close and Vernons Place. Therefore, a minor negative impact on the local landscape would be expected.

B.21.4.7 Urbanisation of the Countryside: All sites in this cluster are located in the open countryside surrounding Shareshill. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.21.5 SA Objective 5 – Pollution & Waste

B.21.5.1 Watercourse: The majority of Site 184 is located within 200m of a minor watercourse. The proposed development at this site could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.21.6 SA Objective 6 – Natural Resources

B.21.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.21.6.2 ALC: All sites in this cluster are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource.

B.21.7 SA Objective 7 – Housing

B.21.7.1 See **section 3.7**.

B.21.8 SA Objective 8 – Health & Wellbeing

- B.21.8.1 NHS Hospital:** The closest NHS hospital with an A&E department is New Cross Hospital, located over 6km south of the cluster. The proposed development at the four sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.21.8.2 GP Surgery:** The closest GP surgery is Featherstone Family Health Centre, located approximately 1.2km south west of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.21.8.3 Leisure Centre:** The closest leisure facility is Cheslyn Hay Leisure Centre, located approximately 2.5km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.21.8.4 AQMA:** All four sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.21.8.5 Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these four sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.21.8.6 Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these four sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.21.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. Sites 181, 183 and 185 are also located within 600m of a cycle path. The proposed development at these four sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.21.9 SA Objective 9 – Cultural Heritage

- B.21.9.1 Archaeology:** Sites 181 and 183 are located adjacent to the archaeological feature 'Ridge and Furrow, Sharesill'. The proposed development at these two sites could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.21.10 SA Objective 10 – Transport & Accessibility

- B.21.10.1 Bus Stop:** Sites 181 and 183 are located within the target distance to bus stops on Elms Lane, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 184 and 185 are located partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.
- B.21.10.2 Railway Station:** The closest railway station is Landywood Railway Station, located approximately 4.1km to the east of the cluster. Therefore, the proposed development at the four sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.21.10.3 Pedestrian Access:** All sites in this cluster are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.
- B.21.10.4 Road Access:** All sites in this cluster are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.21.10.5 Local Services:** The nearest convenience store is Shareshill Post Office and Stores. All sites in this cluster are located within the target distance to this convenience store. Therefore, the proposed development at these four sites would be expected to have a minor positive impact on site end users' access to local services.

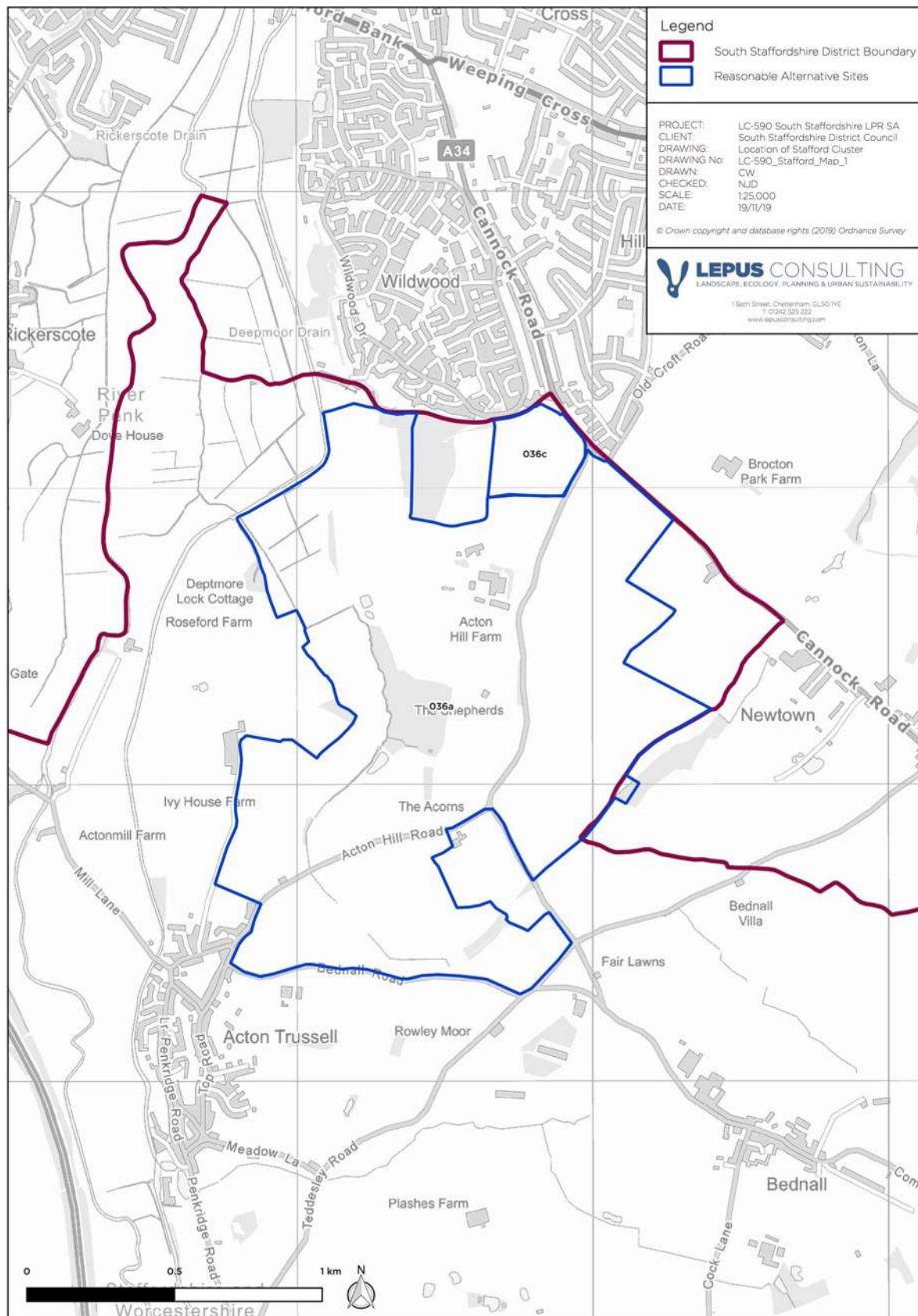
B.21.11 SA Objective 11 – Education

- B.21.11.1 Primary School:** Shareshill is served by Havergal C of E Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these four sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.
- B.21.11.2 Secondary School:** The closest secondary school to Shareshill is Cheslyn Hay High School, located approximately 2.7km north east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.21.12 SA Objective 12 – Economy

- B.21.12.1 Access to Employment:** All sites in this cluster are located within or adjacent to areas with ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users’ access to employment.

B.22 Stafford



Stafford Cluster			
This cluster is located in the north of the South Staffordshire District. See the Stafford cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
036a	Wide Land Ownership at Weeping Cross	Residential-led	194.89
036c	Land South of Stafford	Residential-led	8.02

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
036a	+/-	--	-	--	-	-	+	-	--	-	--	-
036c	+/-	+	-	--	-	-	+	-	-	-	++	-

B.22.1 SA Objective 1 – Climate Change Mitigation

B.22.1.1 See **section 3.1**.

B.22.2 SA Objective 2 – Climate Change Adaptation

B.22.2.1 **Fluvial Flooding:** Site 036a is located partially within Flood Zones 2 and 3. The proposed development at this site could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Site 036c is located wholly within Flood Zone 1. A minor positive impact would be expected at this site, as the proposed development at this location would be likely to locate site end users away from areas at risk of fluvial flooding.

B.22.2.2 **Surface Water Flooding:** A proportion of Site 036a coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.22.3 SA Objective 3 - Biodiversity & Geodiversity

- B.22.3.1 **Natura 2000:** Sites 036a and 036c are located less than 3km west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these two sites, due to the increased risk of development-related threats and pressures on this European designated site.
- B.22.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.22.3.3 **SSSI IRZ:** ‘Cannock Chase’ SSSI is located approximately 1.4km east of the cluster, and ‘Baswich Meadows’ SSSI is located approximately 2km to the north. Both sites in this cluster are located within an IRZ which states that *“any residential developments with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these two sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.
- B.22.3.4 **SBI:** Site 036a is located adjacent to ‘Radford Meadows (south)’ SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.
- B.22.3.5 **Priority Habitat:** Site 036a coincides with deciduous woodland and coastal and floodplain grazing marsh priority habitats. The proposed development at this site could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.22.4 SA Objective 4 – Landscape & Townscape

- B.22.4.1 **AONB:** Cannock Chase AONB is located approximately 1km east of the cluster. The proposed development at both sites in this cluster could potentially have a minor negative impact on the setting of this nationally designated landscape.
- B.22.4.2 **Green Belt Harm:** Both Sites 036a and 036c within the cluster have not been assessed by the Green Belt Study, and therefore their development is likely to have a negligible impact.
- B.22.4.3 **Landscape Sensitivity:** Both Sites 036a and 036c within the cluster are considered by the Landscape Sensitivity Study to be within an area of ‘high’ landscape sensitivity. Therefore, development of these two sites could potentially have a major negative impact.
- B.22.4.4 **Country Park:** Site 36a comprises a large area of previously undeveloped land and is located approximately 1.2km from Cannock Chase Country Park. The proposed development at this site could potentially have a minor negative impact on views from this Country Park.

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- B.22.4.5 Landscape Character:** Both sites in this cluster are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*flat to gently undulating landform; intensive arable farmland; broadleaved and mixed woodlands; plantations and game coverts; parkland; [and] hedged field pattern*”. The proposed residential development at these two sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.22.4.6 Views from the PRow Network:** Site 036a is located in close proximity to a PRow. The proposed development at this site could potentially alter the views experienced by users of this footpath. As a result, a minor negative impact on the local landscape would be expected.
- B.22.4.7 Views for Local Residents:** The proposed development at both sites in this cluster could potentially alter the views experienced by local residents, including those on Acton Hill Road and Wildwood Drive. Therefore, a minor negative impact on the local landscape would be expected.
- B.22.4.8 Urbanisation of the Countryside:** Both sites in this cluster are located in the open countryside surrounding Stafford. The proposed development at these two sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.22.4.9 Coalescence:** Site 036a comprises a large area of previously undeveloped land, situated between Acton Trussell and Walton-on-the-Hill. The proposed development at this site could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.
- B.22.5 SA Objective 5 – Pollution & Waste**
- B.22.5.1 Main Road:** The A34 passes to the south east of Stafford. Sites 036a and 036c are located adjacent to this road. The proposed development at these two sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A34 would be expected to have a minor negative impact on air quality and noise at these sites.
- B.22.5.2 Groundwater SPZ:** A small proportion of Site 036a coincides with the catchment (Zone III) of a groundwater SPZ. The proposed development at this site could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.22.5.3 Watercourse:** Site 036a coincides with a minor watercourse feeding into the Staffordshire and Worcestershire Canal, to which the site is also adjacent. The proposed development at
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this site could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.22.6 SA Objective 6 – Natural Resources

B.22.6.1 Previously Developed Land: Both sites in this cluster comprise previously undeveloped land. The proposed development at Sites 036a and 036c would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.22.6.2 ALC: Site 036a is situated on ALC Grades 2 and 3 land, and Site 036c is partially situated on ALC Grade 3 land. Grade 2, and potentially Grade 3, are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these two sites, due to the loss of this agriculturally important natural resource.

B.22.7 SA Objective 7 – Housing

B.22.7.1 See **section 3.7**.

B.22.8 SA Objective 8 – Health & Wellbeing

B.22.8.1 NHS Hospital: The closest NHS hospital with an A&E department is County Hospital, to the north of the cluster. Site 036c is located within the target distance to this hospital. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this essential health facility. Site 036a is located partially outside the target distance to this hospital. The proposed development at this site could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.22.8.2 GP Surgery: The closest GP surgery is Rising Brook Surgery, located approximately 3.3km north west of the cluster. The proposed development at both sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.22.8.3 Leisure Centre: The closest leisure facility is Stafford Leisure Centre, located approximately 3.3km north of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.22.8.4 AQMA: Both sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.22.8.5 Main Road: Sites 036a and 036c are located adjacent to the A34. The proposed development at these two sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users.

B.22.8.6 Access to Public Greenspace: Sites 036a and 036c are located partially over 600m from a public greenspace. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.22.8.7 PRow/Cycle Network: Site 036c is located within 600m of the cycle network. The proposed development at this site would be likely to provide site end users with good cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. Site 036a is located partially over 600m from the PRow and cycle networks, and therefore the proposed development at this site could potentially have a minor negative impact on pedestrian and cycle access.

B.22.9 SA Objective 9 – Cultural Heritage

B.22.9.1 Grade II Listed Building: Site 036a coincides with the Grade II Listed Building ‘Brookhouse and attached barn’. The proposed development at this site could potentially result in direct adverse impacts on this Listed Building, and as such, a major negative impact would be expected.

B.22.9.2 Archaeology: Site 036c coincides with the archaeological feature ‘Acton Hill Park, Acton Trussell’. Site 036a coincides with this feature and several others including ‘Acton Trussell Parish Road Network (circa 1775)’, ‘Water Meadow, Radford Meadows’ and ‘Acton Hill Farm, Acton Trussell’. The proposed development at these two sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.22.9.3 Historic Character: Sites 036a and 036c are located within an area of medium historic value. The proposed development at these two sites could potentially have a minor negative impact on historic character.

B.22.10 SA Objective 10 – Transport & Accessibility

B.22.10.1 Bus Stop: Site 036c is located within the target distance to bus stops on Acton Hill Lane, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users’ access to bus services. Site 036a is located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at this site could potentially have a minor negative impact on site end users’ access to bus services.

- B.22.10.2 **Railway Station:** The closest railway station is Stafford Railway Station, located approximately 5km to the north west of the cluster. Therefore, the proposed development at both sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.
- B.22.10.3 **Pedestrian Access:** Both sites in this cluster currently have poor access to the surrounding footpath network. The proposed development at these two sites could potentially have a minor negative impact on local accessibility.
- B.22.10.4 **Road Access:** Both sites in this cluster are well connected to the existing road network. The proposed development at these two sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.22.10.5 **Local Services:** The nearest convenience store is Co-op, located approximately 1km north of the cluster. Both sites are outside the target distance to this convenience store. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to local services.

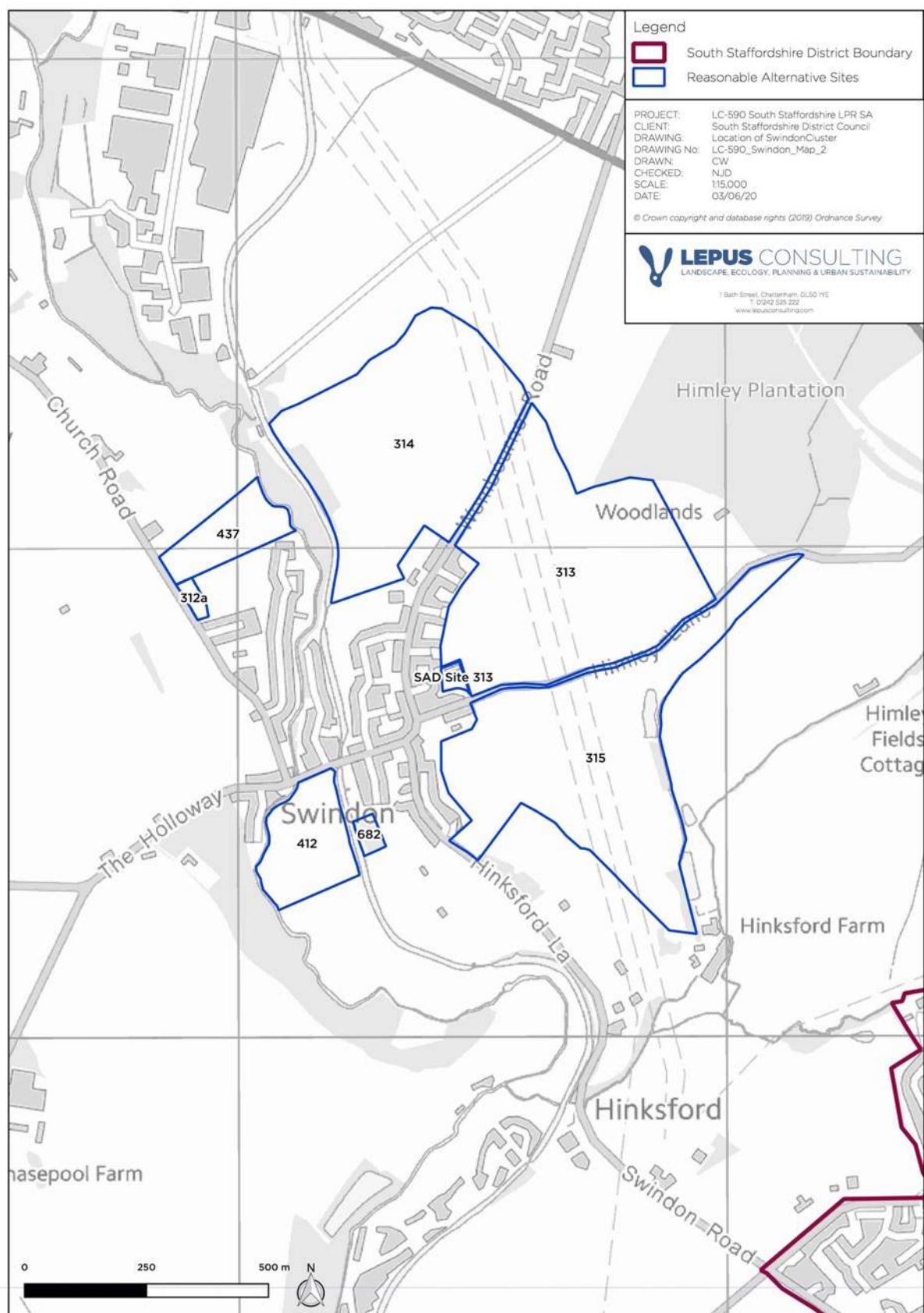
B.22.11 SA Objective 11 – Education

- B.22.11.1 **Primary School:** Stafford is served by several primary schools, including Marshlands Primary School and Oakbridge Primary School. Site 036c is located within the target distance to these primary schools. The proposed development at this site would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Site 036a is located partially outside the target distance to these primary schools, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to primary education.
- B.22.11.2 **Secondary School:** The closest secondary school to the Stafford cluster is Walton High School. Site 036c is located within the target distance to this secondary school. The proposed development at this site would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Site 036a is located partially outside the target distance to this secondary school, and therefore, the proposed development at this site would be expected to have a minor negative impact on the access of new residents to secondary education.
- B.22.11.3 The proposed development at Site 036a would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Site 036c would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.22.12 SA Objective 12 – Economy

- B.22.12.1 Access to Employment:** Sites 036a and 036c are located in areas with ‘poor’ or ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on site end users’ access to employment.

B.23 Swindon



Swindon Cluster			
This cluster is located in the south east of the South Staffordshire District. See the Swindon cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
312a	Land off Church Road east	Residential-led	0.28
313	Land off Himley Lane (Site 1)	Residential-led	18.98
SAD 313	Land off Himley Lane	Residential-led	0.24
314	Land off Wombourne Road (Site 2)	Residential-led	17.04
315	Land off Himley Lane (Site 3)	Residential-led	18.29
412	Land off High Street/Brooklands	Residential-led	3.77
437	Land at Church Road	Residential-led	2.58
682	Reynolds Close Swindon	Residential-led	0.34

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
312a	+/-	+	+/-	--	-	-	+	-	-	-	-	-
313	+/-	+	-	--	-	-	+	-	-	-	-	-
SAD 313	+/-	+	+/-	-	-	-	+	-	-	-	-	-
314	+/-	+	-	--	-	-	+	-	-	-	-	-
315	+/-	-	-	--	-	-	+	-	-	-	-	-
412	+/-	-	+/-	-	-	-	+	-	-	-	-	-
437	+/-	-	-	--	-	-	+	-	-	-	-	-
682	+/-	--	+/-	--	-	-	+	-	-	-	-	-

B.23.1 SA Objective 1 – Climate Change Mitigation

B.23.1.1 See **section 3.1**.

B.23.2 SA Objective 2 – Climate Change Adaptation

B.23.2.1 Fluvial Flooding: Sites 412 and 437 are located partially within Flood Zones 2 and 3. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 312a, 313, SAD313, 314, 315 and 682 are located wholly within Flood Zone 1. A minor positive impact would be expected at these six sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.23.2.2 Surface Water Flooding: A small proportion of Site 682 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 315, 412 and 437 coincide with areas determined to be at low and/or medium risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.23.3 SA Objective 3 - Biodiversity & Geodiversity

B.23.3.1 Natura 2000: 'Fens Pools' SAC is located approximately 5km south east of Swindon. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.23.3.2 SSSI IRZ: 'Highgate Common' SSSI is located approximately 1.6km west of the cluster. However, these sites are not located within an IRZ for residential development, and as such a negligible impact would be expected.

B.23.3.3 SBI: Sites 314 and 437 are located adjacent to 'Heath Mill and Smestow Mill' SBI. Site 313 is located adjacent to 'Himley Plantaton' SBI. Site 315 is located adjacent to 'Himley Fields (land at), Hinksford Farm' SBI. The proposed development at these four sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.

B.23.3.4 Priority Habitat: A small proportion of Site 314 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.23.4 SA Objective 4 – Landscape & Townscape

- B.23.4.1 **Green Belt Harm:** The release of Green Belt land at Site 315 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Site 682 and a proportion of Site 315 could cause ‘high’ levels of harm to the purposes of the Green Belt. Additionally, Sites 312a, 313, 314 and 437 could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Therefore, development of these six sites is assessed as having a potentially major negative impact.
- B.23.4.2 Development of Site 412 is considered to result in ‘moderate’ harm to the Green Belt purposes. Therefore, development of this site is assessed as having a minor negative impact.
- B.23.4.3 Site SAD 313 was not assessed by the Green Belt study. Development of this site is assessed as having a negligible impact.
- B.23.4.4 **Landscape Sensitivity:** Sites 312a, 313, 314, 315, 412, 437 and 682 are considered by the Landscape Sensitivity Study to be within areas of ‘low-moderate’ landscape sensitivity. Therefore, development of these seven sites have been assessed as having a potentially minor negative impact.
- B.23.4.5 Site SAD313 is assessed as being within an area of ‘low’ landscape sensitivity and therefore development of this site is assessed as having a negligible impact.
- B.23.4.6 **Landscape Character:** All sites in this cluster are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”. Due to the small scale of Site SAD313, it is considered unlikely that the proposed development would significantly impact the landscape. A negligible impact on the local landscape character would be expected at this site. The proposed residential development at Sites 312a, 313, 314, 315, 412, 437 and 682 could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected at these seven sites.
- B.23.4.7 **Views from the PRow Network:** Site 314 coincides with a PRow, and Sites 313 and 315 are located in close proximity to PRows. The proposed development at these three sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.

B.23.4.8 Views for Local Residents: The proposed development at all eight sites in this cluster could potentially alter the views experienced by local residents, including those on St Johns Close, Stanley Drive and Wombourne Road. Therefore, a minor negative impact on the local landscape would be expected.

B.23.4.9 Urbanisation of the Countryside: Sites 313, 314, 315, 412 and 437 are located in the open countryside surrounding Swindon. The proposed development at these five sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.23.4.10 Coalescence: Site 314 comprises a large area of previously undeveloped land, situated between Swindon and Smestow. Site 315 comprises a large area of previously undeveloped land, situated between Swindon and Hinksford. The proposed development at these two sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.23.5 SA Objective 5 – Pollution & Waste

B.23.5.1 Groundwater SPZ: Sites 312a, 313, SAD313, 314, 315, 412, 437 and 682 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these eight sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.23.5.2 Watercourse: Sites 314, 412 and 682 are located adjacent to the Staffordshire and Worcestershire Canal, and a proportion of Site 437 is located within 200m of this watercourse. Sites 412 and 437 are located adjacent to the Smestow Brook, and a proportion of Sites 314 and 682 are located within 200m of this watercourse. A small proportion of Site 315 is located within 200m of a minor watercourse. The proposed development at these five sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.23.6 SA Objective 6 – Natural Resources

B.23.6.1 Previously Developed Land: All sites in this cluster comprise previously undeveloped land. The proposed development at these eight sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.23.6.2 ALC: All sites in this cluster are situated on ALC Grades 2 and/or 3 land. Grade 2, and potentially Grade 3, are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these eight sites, due to the loss of this agriculturally important natural resource.

B.23.7 SA Objective 7 – Housing

B.23.7.1 See **section 3.7**.

B.23.8 SA Objective 8 – Health & Wellbeing

B.23.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located approximately 6.3km east of the cluster. The proposed development at the eight sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.23.8.2 **GP Surgery:** The closest GP surgery is Dale Medical Practice, located approximately 2.6km north east of the cluster. The proposed development at the eight sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.23.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 2.8km north of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.23.8.4 **AQMA:** All eight sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.23.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these eight sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.23.8.6 **Access to Public Greenspace:** Sites 312a, SAD313, 315, 412, 437 and 682 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these six sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 313 and 314 are located partially over 600m from a public greenspace. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.23.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. Sites SAD313, 314 and 412 are also located within 600m of the cycle network. The proposed development at these eight sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.23.9 SA Objective 9 – Cultural Heritage

- B.23.9.1 Grade II Listed Building:** Sites 313, SAD313, 314 and 315 are located approximately 200m from three Grade II Listed Buildings; ‘The Greyhound’, ‘Barn approximately 3 yards south west of The Greyhound’ and ‘Barn, Stables, Coach House and Granary approximately 10 yards north west of Manor Farmhouse’. However, these sites and the Listed Buildings are separated by built form within Swindon. Therefore, the proposed development at these four sites would be expected to have a negligible impact on the settings of these Listed Buildings.
- B.23.9.2 Scheduled Monument:** Site 412 is located approximately 260m from ‘Roman camp 600 yards (550m) WSW of Swindon iron works’ SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.
- B.23.9.3 Archaeology:** Site 315 coincides with the archaeological feature ‘Greensforge to Pennocrucium Roman Road (Greensforge Part)’, and Site 313 is located adjacent to this feature. Sites 314, 412 and 682 are located adjacent to ‘Staffordshire and Worcestershire Canal’. Site 412 is also located adjacent to ‘Field Boundaries, West of the Staffordshire and Worcestershire Canal, Swindon’. Site 437 is located adjacent to ‘Site of mill pond, Swindon’. Site SAD313 is located adjacent to ‘Manor Farm, Swindon’. The proposed development at these seven sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.
- B.23.9.4 Historic Character:** Sites 312a, 313, SAD313, 314, 315, 412, 437 and 682 are located within an area of medium historic value. The proposed development at these eight sites could potentially have a minor negative impact on historic character.

B.23.10 SA Objective 10 – Transport & Accessibility

- B.23.10.1 Bus Stop:** Sites SAD313, 412 and 682 are located within the target distance to bus stops on Wombourne Road, Albert Drive and Reynolds Close, providing regular services. The proposed development at these three sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 312a, 313, 314, 315 and 437 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users’ access to bus services.
- B.23.10.2 Railway Station:** The closest railway station is Stourbridge Town Railway Station, located approximately 7.7km to the south east of the cluster. Therefore, the proposed development at the eight sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.
- B.23.10.3 Pedestrian Access:** Sites 313, SAD313, 314, 315 and 412 are well connected to the existing footpath network. The proposed development at these five sites would be expected to have

a minor positive impact on site end users' opportunities to travel by foot. Sites 312a, 437 and 682 currently have poor access to the surrounding footpath network. The proposed development at these three sites could potentially have a minor negative impact on local accessibility.

B.23.10.4 Road Access: Site 682 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites 312a, 313, SAD313, 314, 315, 412 and 437 are well connected to the existing road network. The proposed development at these seven sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.23.10.5 Local Services: The nearest local service is Swindon Post Office. Sites 312a, SAD313, 412, 437 and 682 are located within the target distance to this post office. Therefore, the proposed development at these five sites would be expected to have a minor positive impact on site end users' access to local services. Sites 313, 314 and 315 are located partially outside the target distance to this post office. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.23.11 SA Objective 11 – Education

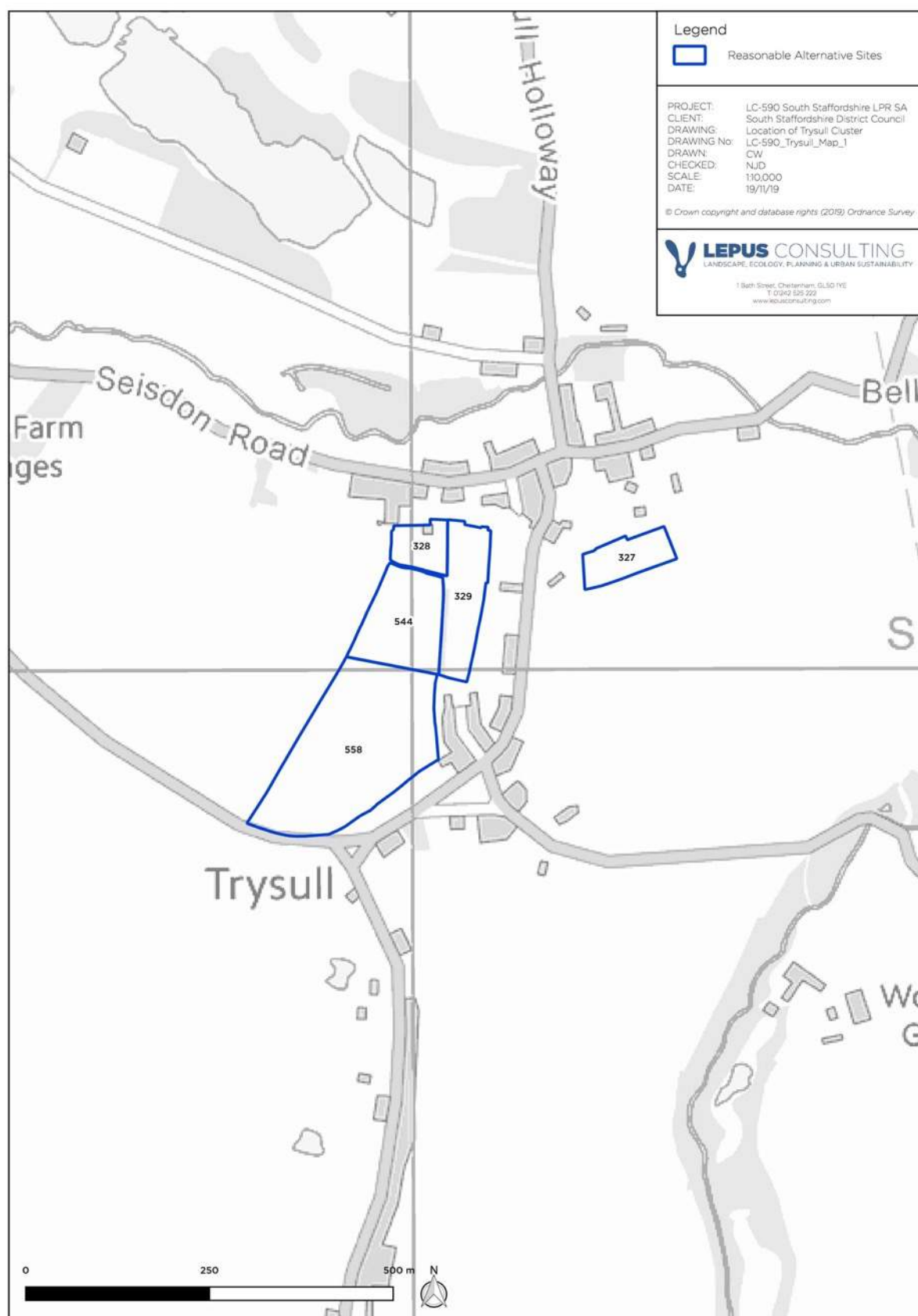
B.23.11.1 Primary School: Swindon is served by St John's C of E Primary School. All sites in this cluster are located within the target distance to this primary school. The proposed development at these eight sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

B.23.11.2 Secondary School: The closest secondary school to Swindon is Ounsdale High School, located approximately 2.8km north of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.23.12 SA Objective 12 – Economy

B.23.12.1 Access to Employment: All sites in this cluster are located in or adjacent to areas with 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on site end users' access to employment.

B.24 Trysull



Trysull Cluster			
This cluster is located towards the south of the South Staffordshire District. See the Trysull cluster map for locations of each site.			
Site Reference	Site Address	Site use	Area (ha)
327	Land adjacent the Vicarage, School Road	Residential-led	0.61
328	Land to rear Manor House, Seisdon Road	Residential-led	0.47
329	Land rear "The Plough" PH, School Road	Residential-led	1.10
544	Land adj the Manor House 2	Residential-led	1.36
558	Land off Crockington Lane	Residential-led	3.79

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
327	+/-	+	+/-	--	-	-	+	-	-	--	-	--
328	+/-	+	+/-	--	-	-	+	-	-	-	-	--
329	+/-	-	+/-	--	-	-	+	-	-	-	-	--
544	+/-	--	+/-	--	-	-	+	-	-	-	-	--
558	+/-	-	+/-	--	-	-	+	-	-	-	-	--

B.24.1 SA Objective 1 – Climate Change Mitigation

B.24.1.1 See **section 3.1**.

B.24.2 SA Objective 2 – Climate Change Adaptation

B.24.2.1 **Fluvial Flooding:** All sites in this cluster are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development would be likely to locate site end users away from areas at risk of fluvial flooding.

B.24.2.2 Surface Water Flooding: A proportion of Site 544 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 558 coincides with areas determined to be at low and medium risk of surface water flooding, and a proportion of Site 329 coincides with areas determined to be at low risk of surface water flooding. The proposed development at these two sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.24.3 SA Objective 3 - Biodiversity & Geodiversity

B.24.3.1 Natura 2000: At the time of writing the potential impact of development on European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.24.4 SA Objective 4 – Landscape & Townscape

B.24.4.1 Green Belt Harm: The release of Green Belt land at Sites 544 and 588 is considered by the Green Belt Study to result in ‘moderate’ levels of harm to the purposes of the Green Belt. Additionally, development of Sites 327, 328 and 329 could cause ‘low-moderate’ harm to the purposes of the Green Belt. Therefore, development of these five sites is assessed as having a potentially minor negative impact.

B.24.4.2 Landscape Sensitivity: All sites within the Trysull cluster are considered by the Landscape Sensitivity Study to be within an area of ‘moderate-high’ landscape sensitivity and therefore development of these five sites could potentially have a major negative impact.

B.24.4.3 Landscape Character: Site 327 is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are “*small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform*”.

B.24.4.4 Sites 328, 329, 544 and 558 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.

- B.24.4.5 The proposed residential development at Sites 327, 328, 329, 544 and 558 could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected at these five sites.
- B.24.4.6 **Views from the PRow Network:** Sites 329 and 544 coincide with a PRow, and Sites 327, 328 and 558 are located in close proximity to PRows. The proposed development at these five sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.24.4.7 **Views for Local Residents:** The proposed development at all five sites in this cluster could potentially alter the views experienced by local residents on School Road and Seisdon Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.24.4.8 **Urbanisation of the Countryside:** All sites in this cluster are located in the open countryside surrounding Trysull. The proposed development at these five sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.24.5 SA Objective 5 – Pollution & Waste

- B.24.5.1 **Groundwater SPZ:** Sites 327, 328, 329, 544 and 558 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these five sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.24.5.2 **Watercourse:** Site 328 and a proportion of Sites 329 and 544 are located within 200m of the Smestow Brook. The proposed development at these three sites could potentially increase the risk of contamination of this watercourse, and therefore, a minor negative impact would be expected.

B.24.6 SA Objective 6 – Natural Resources

- B.24.6.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these five sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.24.6.2 **ALC:** All sites in this cluster are situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these five sites, due to the loss of this agriculturally important natural resource.

B.24.7 SA Objective 7 – Housing

B.24.7.1 See **section 3.7**.

B.24.8 SA Objective 8 – Health & Wellbeing

B.24.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located approximately 8.5km south east of the cluster. The proposed development at the five sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.24.8.2 **GP Surgery:** The closest GP surgery is Dale Medical Practice, located approximately 2.3km south east of the cluster. The proposed development at the five sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.24.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 2km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

B.24.8.4 **AQMA:** All five sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.24.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these five sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.24.8.6 **Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these five sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.

B.24.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. The proposed development at these five sites would be likely to provide site end users with good pedestrian access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.24.9 SA Objective 9 – Cultural Heritage

- B.24.9.1 Grade II* Listed Building:** Sites 327 and 329 are located approximately 120m from the Grade II* Listed Building ‘Church of All Saints’. The proposed development at these two sites could potentially have a minor negative impact on the setting of this Listed Building.
- B.24.9.2 Grade II Listed Building:** Site 327 is located approximately 40m from the Grade II Listed Building ‘Ketley House’. Site 329 is located approximately 50m from ‘Croft Cottage’, ‘The Plough Inn’ and ‘The Red House’. Site 328 is located approximately 60m from ‘The Red House’ and ‘Trysull Manor House and attached Coach House and Stable Block’. Sites 544 and 558 are located approximately 120m from ‘The Plough Inn’ and ‘Croft Cottage’. The proposed development at these five sites could potentially have a minor negative impact on the settings of these Listed Buildings.
- B.24.9.3 Conservation Area:** Sites 327, 328 and 329 coincide with ‘Trysull’ Conservation Area. Sites 544 and 558 are located adjacent to this Conservation Area. The proposed development at these five sites could potentially alter the character or setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.
- B.24.9.4 Archaeology:** Sites 328 and 544 are located adjacent to ‘Formal Garden, Trysull Manor House, Trysull’. The proposed development at these two sites could potentially alter the significance of this archaeological feature, and as such, have a minor negative impact on the historic environment.

B.24.10 SA Objective 10 – Transport & Accessibility

- B.24.10.1 Bus Stop:** All sites in this cluster are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these five sites could potentially have a minor negative impact on site end users’ access to bus services.
- B.24.10.2 Railway Station:** The closest railway station is St George’s Metro Station, located approximately 8km to the north east of the cluster. Therefore, the proposed development at the five sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.
- B.24.10.3 Pedestrian Access:** Sites 328, 329, 544 and 558 are well connected to the existing footpath network. The proposed development at these four sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Site 327 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.
- B.24.10.4 Road Access:** Sites 327, 329 and 544 are not accessible from the current road network. Therefore, the proposed development at these three sites could potentially result in a minor

negative impact on accessibility. Sites 328 and 558 are well connected to the existing road network. The proposed development at these two sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.24.10.5 **Local Services:** The nearest convenience store is Sainsbury's in Wombourne, located approximately 2.3km south east of the cluster. All sites are outside the target distance to this convenience store. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.24.10.6 Site 327 is not located in close proximity to a bus stop, railway station or convenience store, and is not accessible from the current road or footpath networks. Therefore, a major negative impact on travel and accessibility would be expected at this site.

B.24.11 SA Objective 11 – Education

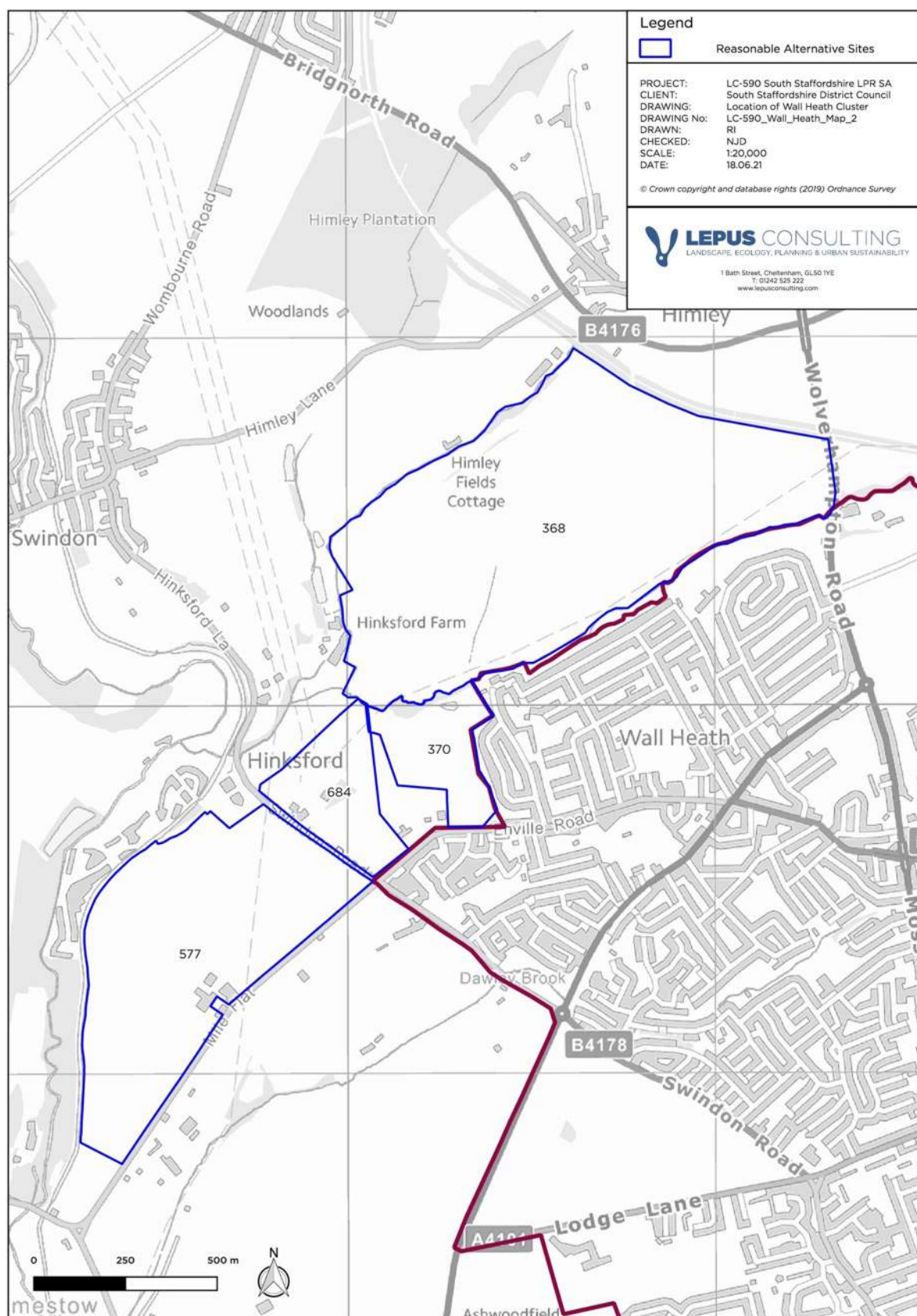
B.24.11.1 **Primary School:** Trysull is served by All Saints Primary Trysull. All sites in this cluster are located within the target distance to this primary school. The proposed development at these five sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected.

B.24.11.2 **Secondary School:** The closest secondary school to Trysull is Ounsdale High School, located approximately 2km south east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.24.12 SA Objective 12 – Economy

B.24.12.1 **Access to Employment:** All sites in this cluster are located in areas outside of the Rural Services and Facilities Audit. The proposed development at these five sites could potentially restrict the access of site end users to employment opportunities, and therefore, a major negative impact would be expected.

B.25 Wall Heath



Wall Heath Cluster

This cluster is located in the south east of the South Staffordshire District. See the Wall Heath cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
368	Land off Enville Road	Residential-led	70.96
370	Land off Enville Road	Residential-led	8.00
577	Land at Hinksford Road Mile Flat Swindon	Residential-led	38.34
684	land off Swindon Road	Residential-led	9.16

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
368	+/-	--	-	--	-	-	+	-	-	-	--	-
370	+/-	--	-	--	-	-	+	-	-	-	--	-
577	+/-	+	+/-	--	-	-	+	-	-	-	--	-
684	+/-	-	+/-	--	-	-	+	-	-	-	--	-

B.25.1 SA Objective 1 – Climate Change Mitigation

B.25.1.1 See **section 3.1**.

B.25.2 SA Objective 2 – Climate Change Adaptation

B.25.2.1 **Fluvial Flooding:** Site 370 and areas in the north and south of Site 368 are located within Flood Zones 2 and 3. The proposed development at these two sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 577 and 684 are located wholly within Flood Zone 1. A minor positive impact would be expected at these two sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

- B.25.2.2 Surface Water Flooding:** A proportion of Sites 368 and 370 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development these two sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site 684 coincides with areas determined to be at low risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.25.3 SA Objective 3 - Biodiversity & Geodiversity

- B.25.3.1 Natura 2000:** 'Fens Pools' SAC is located approximately 4km south east of the Wall Heath cluster. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.25.3.2 SSSI IRZ:** 'Checkhill Bogs' SSSI is located approximately 1km south west of this cluster. However, these sites are not located within an IRZ for residential development, and as such a negligible impact would be expected.
- B.25.3.3 LNR:** Site 368 is located adjacent to 'South Staffordshire Railway Walk' LNR. However, due to the nature of this LNR, the proposed development at this site would be expected to have a negligible impact on this LNR.
- B.25.3.4 SBI:** Site 368 coincides with 'Himley Fields (land at), Hinksford Farm' SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.
- B.25.3.5 Priority Habitat:** A small proportion of Sites 368 and 370 coincide with deciduous woodland priority habitat. The proposed development at these two sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.25.4 SA Objective 4 – Landscape & Townscape

- B.25.4.1 Green Belt Harm:** The release of Green Belt land at Site 368 is considered by the Green Belt Study to result in 'very high' levels of harm to the purposes of the Green Belt. Additionally, development of Sites 370, 577 and 684 could cause 'high' levels of harm to the purposes of the Green Belt. Therefore, development of these four sites is assessed as having a potentially major negative impact.

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- B.25.4.2 **Landscape Sensitivity:** All sites within the Wall Heath cluster are considered by the Landscape Sensitivity Study to be within an area of 'low-moderate' landscape sensitivity. Therefore, development of these four sites have been assessed as having a potentially minor negative impact.
- B.25.4.3 **Country Park:** Sites 368 and 577 comprise large areas of previously undeveloped land and are located approximately 1.5km from Baggeridge Country Park and Highgate Common Country Park, respectively. The proposed development at these two sites could potentially have a minor negative impact on views from these Country Parks.
- B.25.4.4 **Landscape Character:** All sites in this cluster are located within the RCA 'Mid Severn Sandstone Plateau' and the LCT 'Sandstone Estatelands'. The characteristic landscape features of this LCT are "*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*". The proposed residential development at these four sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.25.4.5 **Views from the PRow Network:** Sites 368, 370 and 684 coincide with a PRow, and Site 577 is located in close proximity to several PRows. The proposed development at these four sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.25.4.6 **Views for Local Residents:** The proposed development at all four sites in this cluster could potentially alter the views experienced by local residents, including those on Brook Street, Enville Road and Blaze Hill Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.25.4.7 **Urbanisation of the Countryside:** All sites in this cluster are located in the open countryside surrounding Wall Heath. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.25.4.8 **Coalescence:** Sites 577 and 684 comprise previously undeveloped land, situated between Wall Heath and Hinksford. Site 368 comprises a large area of previously undeveloped land, situated between Wall Heath and Himley. The proposed development at these three sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.
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B.25.5 SA Objective 5 – Pollution & Waste

- B.25.5.1 AQMA:** Sites 368, 370, 577 and 684 are located adjacent to the Dudley AQMA. The proposed development at these four sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.25.5.2 Main Road:** The A449 passes to the east of Wall Heath. Site 368 is located adjacent to this road. The proposed development at this site could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449 would be expected to have a minor negative impact on air quality and noise at this site.
- B.25.5.3 Groundwater SPZ:** The majority of Site 684 and a proportion of Sites 368, 370 and 577 coincide with the outer zone (Zone II) of a groundwater SPZ. The majority of Sites 368, 370 and a proportion of Site 577 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these four sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- B.25.5.4 Watercourse:** Sites 368, 370 and 684 are located adjacent to minor watercourses that feed into the Smestow Brook. Site 577 is located adjacent to the Staffordshire and Worcestershire Canal, and a proportion of Site 684 is located within 200m of this watercourse. A proportion of Site 577 is also located within 200m of the Smestow Brook. The proposed development at these four sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.25.6 SA Objective 6 – Natural Resources

- B.25.6.1 Previously Developed Land:** Sites 368, 577 and 684 comprise previously undeveloped land, and Site 370 comprises the former Enville Road Quarry site which has been restored to greenfield. The proposed development at these four sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.25.6.2 ALC:** All sites in this cluster are situated wholly or partially on ALC Grades 2 and/or 3 land. Grade 2, and potentially Grade 3, are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource.

B.25.7 SA Objective 7 – Housing

B.25.7.1 See **section 3.7**.

B.25.8 SA Objective 8 – Health & Wellbeing

- B.25.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located to the east of the cluster. Sites 368 and 370 are located within the target distance to this hospital. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to this essential health facility. Sites 577 and 684 are located wholly or partially outside the target distance to this hospital. The proposed development at these two sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.25.8.2 **GP Surgery:** The closest GP surgery is Dale Medical Practice, located approximately 3.5km north of the cluster. The proposed development at the four sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- B.25.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located approximately 4km north of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.25.8.4 **AQMA:** Sites 368, 370, 577 and 684 are located adjacent to the Dudley AQMA. The proposed development at these four sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health.
- B.25.8.5 **Main Road:** Site 368 is located adjacent to the A449. The proposed development at this site could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 370, 577 and 684 are located over 200m from a main road. The proposed development at these three sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.25.8.6 **Access to Public Greenspace:** Sites 370, 577 and 684 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Site 368 is located over 600m from a public greenspace. The proposed development at this site could potentially have a minor negative impact on the access of site end users to outdoor space.

- B.25.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. Site 577 is also located within 600m of a cycle path. The proposed development at these four sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.25.9 SA Objective 9 – Cultural Heritage

- B.25.9.1 **Grade II* Listed Building:** Site 368 is located approximately 150m from the Grade II* Listed Building 'Holbeache House'. The proposed development at this site could potentially have a minor negative impact on the setting of this Listed Building.
- B.25.9.2 **Conservation Area:** Site 368 is located approximately 300m from 'Himley' Conservation Area. The proposed development at this site could potentially have a minor negative impact on the setting of this Conservation Area.
- B.25.9.3 **Scheduled Monument:** Site 577 is located approximately 30m from 'Roman camps at Greensforge' SM. The proposed development at this site could potentially have a minor negative impact on the setting of this SM.
- B.25.9.4 **Registered Park and Garden:** Site 368 is located approximately 300m from 'Himley Hall' RPG. The proposed development at this site could potentially have a minor negative impact on the setting of this RPG.
- B.25.9.5 **Archaeology:** Site 370 coincides with the archaeological feature 'Spindle Whorls, Kinver'. Site 577 coincides with several archaeological features, including 'Greensforge to Pennocrucium Roman Road (Greensforge Part)', 'Greensforge Marching Camp' and 'Pit Alignment and Ditch, Greensforge'. Sites 368 and 684 are located adjacent to various archaeological features. The proposed development at these four sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.25.10 SA Objective 10 – Transport & Accessibility

- B.25.10.1 **Bus Stop:** Sites 370 and 684 are located within the target distance to bus stops on Enville Road and Swindon Road, providing regular services. The proposed development at these two sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 368 and 577 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these two sites could potentially have a minor negative impact on site end users' access to bus services.
- B.25.10.2 **Railway Station:** The closest railway station is Stourbridge Town Railway Station, located approximately 6.9km to the south east of the cluster. Therefore, the proposed development

at the four sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.25.10.3 Pedestrian Access: Sites 368, 370 and 684 are well connected to the existing footpath network. The proposed development at these three sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Site 577 currently has poor access to the surrounding footpath network. The proposed development at this site could potentially have a minor negative impact on local accessibility.

B.25.10.4 Road Access: All sites within the cluster are well connected to the existing road network. The proposed development at these four sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.25.10.5 Local Services: The nearest convenience store is Co-op, located approximately 1km south east of the cluster. All sites are located outside the target distance to this convenience store. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to local services.

B.25.11 SA Objective 11 – Education

B.25.11.1 Primary School: Wall Heath is served by several primary schools, including Maidensbridge Primary School and Church of the Ascension C of E Primary School. All sites in this cluster are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to primary education.

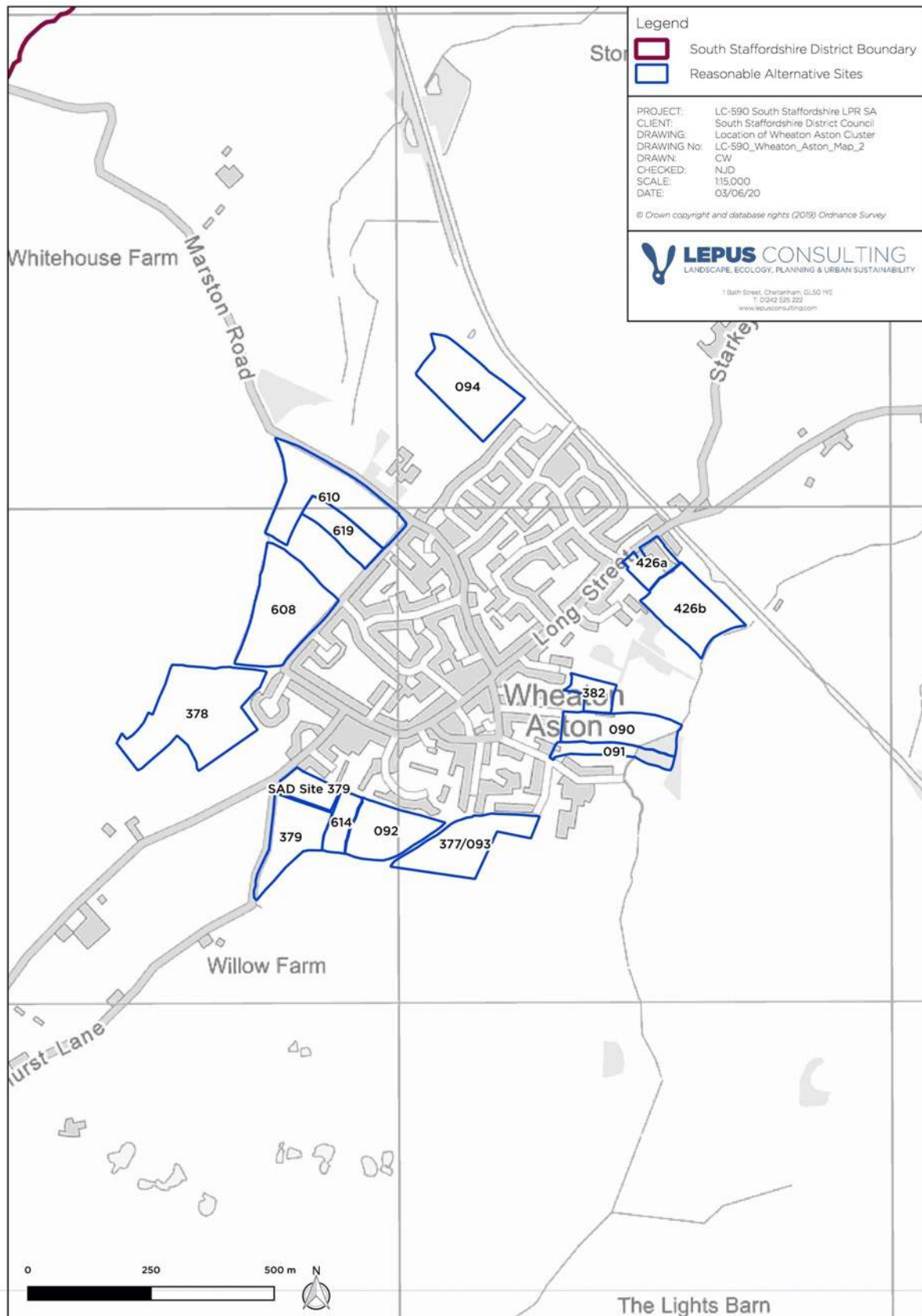
B.25.11.2 Secondary School: The closest secondary school to Wall Heath is Kingswinford School, located approximately 2.2km south east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.25.11.3 The proposed development at all four sites within the cluster would be expected to have a major negative impact on new residents' access to both primary and secondary education.

B.25.12 SA Objective 12 – Economy

B.25.12.1 Access to Employment: All sites in this cluster are located in areas with 'poor' or 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these four sites would be expected to have a minor negative impact on site end users' access to employment.

B.26 Wheaton Aston



Wheaton Aston Cluster

This cluster is located in the north west of the South Staffordshire District. See the Wheaton Aston cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
090	The Paddock, Hawthorn Drive	Residential-led	1.51
091	Land at Brooklands	Residential-led	0.64
092	Back Lane/Mill Lane, Wheaton Aston	Residential-led	1.54
094	Land at Primrose Close, Wheaton Aston	Residential-led	2.25
377/093	Land east of Back Lane	Residential-led	1.92
378	Land off Broadholes Lane/Badgers End	Residential-led	3.72
379	Land off Back Lane/Ivetsey Close	Residential-led	1.51
SAD 379	Land east of Ivetsey Road	Residential-led	0.61
382	Land rear Meadowcroft Gardens/Hawthorne Road	Residential-led	0.48
426a	Bridge Farm	Residential-led	0.59
426b	Bridge Farm (Site Extension)	Residential-led	1.87
608	Land aj Fenton House Lane	Residential-led	2.84
610	Land off Marston Road Fenton House Lane	Residential-led	2.66
614	Land off Back Lane	Residential-led	0.58
619	Land off Fenton House Lane	Residential-led	0.87

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
090	+/-	--	-	--	-	-	+	-	-	-	-	-
091	+/-	--	-	--	-	-	+	-	-	-	-	-
092	+/-	+	-	-	0	-	+	-	-	-	-	-
094	+/-	+	-	--	-	-	+	-	-	-	-	-
377/093	+/-	+	-	-	0	-	+	-	-	-	-	-
378	+/-	-	-	--	0	-	+	-	-	-	-	-
379	+/-	+	-	-	0	-	+	-	-	-	-	-
SAD 379	+/-	+	-	-	0	-	+	-	-	-	-	-
382	+/-	-	-	--	-	-	+	-	-	-	-	-
426a	+/-	+	-	-	-	-	+	-	-	-	-	-
426b	+/-	--	-	--	-	-	+	-	-	-	-	-
608	+/-	-	-	--	0	-	+	-	-	-	-	-
610	+/-	--	-	--	0	-	+	-	-	-	-	-
614	+/-	--	-	-	0	-	+	-	-	-	-	-
619	+/-	+	-	--	0	-	+	-	-	-	-	-

B.26.1 SA Objective 1 – Climate Change Mitigation

B.26.1.1 See **section 3.1**.

B.26.2 SA Objective 2 – Climate Change Adaptation

B.26.2.1 **Fluvial Flooding:** Sites 090, 091 and 426b are located partially within Flood Zones 2 and 3. The proposed development at these three sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 092, 094, 377/093, 378, 379, SAD379, 382, 426a, 608, 610, 614 and 619 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 12 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.26.2.2 Surface Water Flooding: A proportion of Sites 090, 091, 426b, 610 and 614 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these five sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 382, 378 and 608 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these three sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.26.3 SA Objective 3 - Biodiversity & Geodiversity

B.26.3.1 Natura 2000: All sites in this cluster are located less than 14km south west of ‘Cannock Chase’ SAC. A minor negative impact would be expected as a result of the proposed development at these 15 sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.26.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.26.3.3 SSSI IRZ: ‘Motte Meadows’ SSSI is located approximately 550m north west of the cluster, and ‘Belvide Reservoir’ SSSI is located approximately 1.7km to the south east. All sites in this cluster are located within an IRZ which states that “*any residential developments with a total net gain in residential units*” should be consulted on. Therefore, the proposed development at these 15 sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.26.3.4 NNR: All sites in this cluster are located less than 1.5km east of ‘Motte Meadows’ NNR. A minor negative impact would be expected as a result of the proposed development at these 15 sites, due to the increased risk of development-related threats and pressures on this NNR.

B.26.3.5 Priority Habitat: Sites 090 and 091 coincide with deciduous woodland priority habitat. The proposed development at these two sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.26.4 SA Objective 4 – Landscape & Townscape

B.26.4.1 Green Belt Harm: All sites within the Wheaton Aston cluster were not assessed by the Green Belt Study. Therefore, development of these sites are assessed as having a negligible impact.

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- B.26.4.2 **Landscape Sensitivity:** Sites 090, 091, 094, 378, 382, 426b, 608, 610 and 619 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate-high’ landscape sensitivity. Development of these nine sites have been assessed as having a potentially major negative impact.
- B.26.4.3 Sites 092, 377/093, 379 and 614 are assessed as being within an area of ‘moderate’ landscape sensitivity. Therefore, development of these four sites have been assessed as having a potentially minor negative impact.
- B.26.4.4 Sites SAD379 and 426a were not assessed by the Landscape Sensitivity Study. Development of these two sites is assessed as having a negligible impact.
- B.26.4.5 **Landscape Character:** All sites in this cluster are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”. The proposed residential development at these 15 sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.26.4.6 **Views from the PRoW Network:** Sites 094, 377/093 and 608 coincide with a PRoW, and Sites 092, 378, 379, SAD379, 610, 614 and 619 are located in close proximity to several PRoWs. The proposed development at these ten sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.26.4.7 **Views for Local Residents:** The proposed development at Sites 090, 091, 092, 094, 377/093, 378, 379, SAD379, 382, 426b, 608, 610, 614 and 619 could potentially alter the views experienced by local residents, including those on Hawthorne Drive, Fenton House Lane and Primrose Close. Therefore, a minor negative impact on the local landscape would be expected at these 14 sites.
- B.26.4.8 **Urbanisation of the Countryside:** Sites 090, 091, 092, 094, 377/093, 378, 379, SAD379, 426b, 608, 610, 614 and 619 are located in the open countryside surrounding Wheaton Aston. The proposed development at these 13 sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
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B.26.5 SA Objective 5 – Pollution & Waste

- B.26.5.1 **Watercourse:** Sites 090 and 091 coincide with a minor watercourse that feeds into the Longmoor Brook, Site 426b is located adjacent to this watercourse, and Site 382 and a proportion of Site 426a are located within 200m of this watercourse. Sites 094, 426a and 426b are located within 200m of the Shropshire Union Canal. The proposed development at these six sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.26.6 SA Objective 6 – Natural Resources

- B.26.6.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at these 15 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.
- B.26.6.2 **ALC:** All sites in this cluster are situated on ALC Grade 3 land, which could potentially represent some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 15 sites, due to the loss of this agriculturally important natural resource.

B.26.7 SA Objective 7 – Housing

- B.26.7.1 See **section 3.7**.

B.26.8 SA Objective 8 – Health & Wellbeing

- B.26.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is County Hospital Hospital, located approximately 14km north east of the cluster. The proposed development at the 15 sites in this cluster could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.26.8.2 **GP Surgery:** The closest GP surgery is Wheaton Aston Surgery, located towards the centre of the cluster. All sites are located within the target distance to this GP surgery. The proposed development at the 15 sites in this cluster would be expected to have a minor positive impact on the access of site end users to GP surgeries.
- B.26.8.3 **Leisure Centre:** The closest leisure facility is Penkridge Leisure Centre, located approximately 9km north east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.

- B.26.8.4 **AQMA:** All 15 sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.26.8.5 **Main Road:** All sites in this cluster are located over 200m from a main road. The proposed development at these 15 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.26.8.6 **Access to Public Greenspace:** All sites in this cluster are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 15 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits.
- B.26.8.7 **PRoW/Cycle Network:** All sites in this cluster are located within 600m of the PRoW network. Sites 094, 426a and 426b are also located within 600m of the cycle network. The proposed development at these 15 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.26.9 SA Objective 9 – Cultural Heritage

- B.26.9.1 **Grade II* Listed Building:** Sites 090, 091, 092, 377/093 and 382 are located within 200m of the Grade II* Listed Building ‘Church of St Mary’. However, these sites and this Listed Building are separated by built form within Wheaton Aston. Therefore, the proposed development at these five sites would be expected to have a negligible impact on the setting of this Listed Building.
- B.26.9.2 **Grade II Listed Building:** Sites 090 and 382 are located approximately 30m from the Grade II Listed Building ‘The Hawthorns, and attached Stable Range’. Site 091 is located approximately 50m from ‘Bedford Cottage’. Site 426a is located approximately 40m from ‘Bridge Number 19 on Shropshire Union Canal, Shropshire Union Canal Tavern Bridge Number 19’, and Site 426b is located approximately 80m from this Listed Building. The proposed development at these five sites could potentially have a minor negative impact on the settings of these Listed Buildings. Sites 092, 094, 377/093, 378, 379, SAD379, 608, 610, 614 and 619 are sufficiently separated from nearby Listed Buildings within Wheaton Aston, such that the proposed development at these ten sites would be expected to have a negligible impact on the settings of these Listed Buildings.
- B.26.9.3 **Conservation Area:** Site 091 is located adjacent to ‘Wheaton Aston’ Conservation Area. Site 090 is located approximately 40m from this Conservation Area. The proposed development

at these two sites could potentially alter the setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.

B.26.9.4 Archaeology: Site 094 coincides with the archaeological feature ‘Ridge and Furrow, North of Wheaton Aston’. Sites 377/093 and 379 coincide with ‘Ridge and Furrow, South of Wheaton Aston’. Sites 378 and 608 coincide with ‘Ridge and Furrow, West of Wheaton Aston’. Sites 610 and 619 coincide with ‘Ridge and Furrow, Wheaton Aston’. Sites 090, 091, 092, 426a, 426b and 614 are located adjacent to various archaeological features. The proposed development at these 13 sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.26.9.5 Historic Character: Sites 090, 091, 092, 094, 377/093, 378, 379, SAD379, 382, 426a, 426b, 608, 610, 614 and 619 are located within an area of high historic value. The proposed development at these 15 sites could potentially have a minor negative impact on historic character.

B.26.10 SA Objective 10 – Transport & Accessibility

B.26.10.1 Bus Stop: Sites 090, 091, 092, SAD379, 382, 426a, 426b and 614 are located within the target distance to bus stops on High Street and Long Street, providing regular services. The proposed development at these eight sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites 094, 377/093, 378, 379, 608, 610 and 619 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these seven sites could potentially have a minor negative impact on site end users’ access to bus services.

B.26.10.2 Railway Station: The closest railway station is Penkridge Railway Station, located approximately 6.9km to the north east of the cluster. Therefore, the proposed development at the 15 sites in this cluster would be likely to have a minor negative impact on site end users’ access to rail services.

B.26.10.3 Pedestrian Access: Sites 091, 092, 094, 377/093, 378, 379, 382, 426a, 608, 610 and 614 are well connected to the existing footpath network. The proposed development at these eleven sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Sites 090, SAD379, 426b and 619 currently have poor access to the surrounding footpath network. The proposed development at these four sites could potentially have a minor negative impact on local accessibility.

B.26.10.4 Road Access: Sites 094 and 614 not accessible from the current road network. Therefore, the proposed development at these two sites could potentially result in a minor negative impact on accessibility. Sites 090, 091, 092, 377/093, 378, 379, SAD379, 382, 426a, 426b,

608, 610 and 619 are well connected to the existing road network. The proposed development at these 13 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

- B.26.10.5 **Local Services:** The nearest convenience store is SPAR. Sites 090, 091, 092, 377/093, 379, SAD379, 382, 426a, 426b, 608, 614 and 619 are located within the target distance to this convenience store. Therefore, the proposed development at these 12 sites would be expected to have a minor positive impact on site end users' access to local services. Sites 094, 378 and 610 are located partially outside the target distance to this convenience store. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to local services.

B.26.11 SA Objective 11 – Education

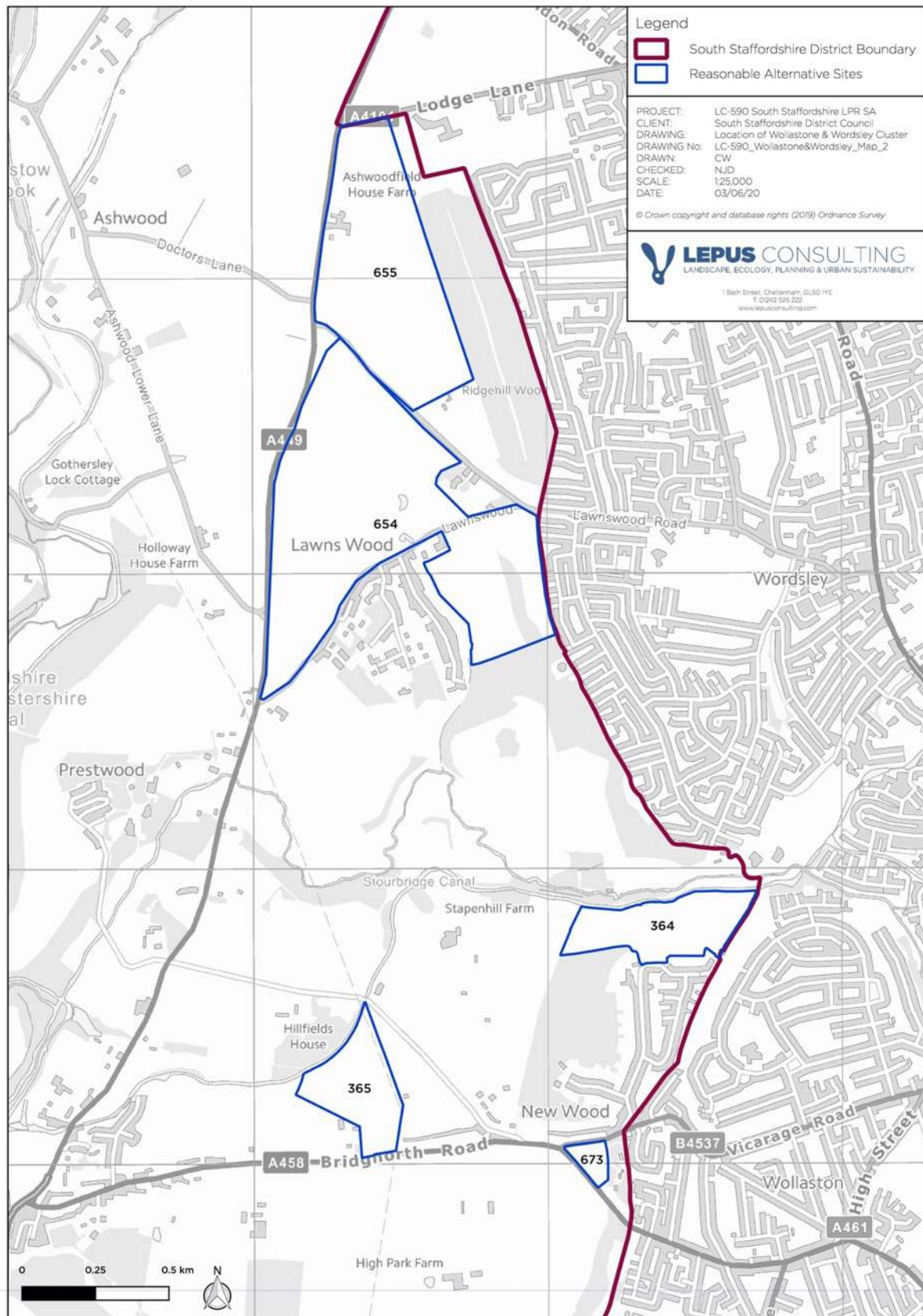
- B.26.11.1 **Primary School:** Wheaton Aston is served by St Mary's C of E First School and Nursery. Although all sites in this cluster are located within the target distance to this school, the school only provides education for children up to age 9. Therefore, the proposed development at these 15 sites would be expected to have a minor negative impact on the access of new residents to primary education.

- B.26.11.2 **Secondary School:** The closest non-selective secondary school to Wheaton Aston is Wolgarston High School, located approximately 8.5km north east of the cluster. All sites in this cluster are located outside the target distance to this secondary school, and therefore, the proposed development at these 15 sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.26.12 SA Objective 12 – Economy

- B.26.12.1 **Access to Employment:** All sites in this cluster are located in or adjacent to areas with 'poor' sustainable access to employment opportunities, and therefore, the proposed development at these 15 sites would be expected to have a minor negative impact on site end users' access to employment.

B.27 Wollaston and Wordsley



Wollaston and Wordsley Cluster

This cluster is located in the south east of the South Staffordshire District. See the Wollaston and Wordsley cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
364	Land at New Wood, off Bridgnorth Road (Site 1)	Residential-led	10.39
365	Land north of Bridgnorth Road	Residential-led	8.99
654	Lawnswood Parcel B	Residential-led	56.52
655	Lawnswood Parcel C	Residential-led	31.16
673	Land at Wollaston Road	Residential-led	1.39

Site Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & Geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & Employment
364	+/-	+	-	--	-	-	+	-	-	-	++	-
365	+/-	-	-	--	-	-	+	-	-	-	-	-
654	+/-	+	-	--	-	-	+	-	-	-	--	-
655	+/-	+	-	--	-	-	+	-	-	-	--	-
673	+/-	+	+/-	--	-	-	+	-	-	-	++	-

B.27.1 SA Objective 1 – Climate Change Mitigation

B.27.1.1 See **section 3.1**.

B.27.2 SA Objective 2 – Climate Change Adaptation

B.27.2.1 **Fluvial Flooding:** Sites 364, 365, 654, 655 and 673 are located wholly within Flood Zone 1. A minor positive impact would be expected at these five sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.27.2.2 **Surface Water Flooding:** A proportion of Site 365 coincides with areas determined to be at low and medium risk of surface water flooding. The proposed development at this site would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.27.3 SA Objective 3 - Biodiversity & Geodiversity

- B.27.3.1 Natura 2000:** 'Fens Pools' SAC is located approximately 4.5km east of the Wollaston and Wordsley cluster. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.
- B.27.3.2 SSSI IRZ:** Site 673 is located approximately 50m from 'Wollaston Ridge Quarry' SSSI, and Sites 654 and 655 are located approximately 1km from 'Checkhill Bogs' SSSI. However, these sites are not located within an IRZ for residential development, and as such a negligible impact would be expected.
- B.27.3.3 Ancient Woodland:** Site 654 is located approximately 80m from a stand of ancient woodland. The proposed development at this site could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.
- B.27.3.4 SBI:** Sites 364 and 365 are located adjacent to 'Stourbridge Canal' SBI. Site 655 is located adjacent to 'Ridgehill Wood' SBI. The proposed development at these sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.
- B.27.3.5 Priority Habitat:** Site 654 coincides with deciduous woodland priority habitat. The proposed development at this site could potentially result in the loss of this habitat, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.27.4 SA Objective 4 – Landscape & Townscape

- B.27.4.1 Green Belt Harm:** The release of Green Belt land at Sites 364, 365, 654 and 655 could cause 'very high' levels of harm to the purposes of the Green Belt. Additionally, development of Site 673 could cause 'moderate-high' levels of harm to the purposes of the Green Belt. Therefore, development of these five sites is assessed as having a potentially major negative impact.
- B.27.4.2 Landscape Sensitivity:** Development of Sites 364, 654 and 655 are considered by the Landscape Sensitivity Study to be within an area of 'high' landscape sensitivity. Additionally, Sites 365 and 673 are assessed as being within an area of 'moderate-high' landscape sensitivity. Therefore, development of these five sites have been assessed as having a potentially major negative impact.

- B.27.4.3 Landscape Character:** All sites in this cluster are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”. The proposed residential development at these five sites could potentially be discordant with the key characteristics of this LCT. Therefore, a minor negative impact on the local landscape character would be expected.
- B.27.4.4 Views from the PRow Network:** Sites 364, 365 and 654 coincide with a PRow, and Sites 655 and 673 are located in close proximity to PRows. The proposed development at these five sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.27.4.5 Views for Local Residents:** The proposed development at Sites 364, 365, 654 and 673 could potentially alter the views experienced by local residents, including those on Lawnswood Drive, Hyperion Road and Bridgnorth Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.27.4.6 Urbanisation of the Countryside:** Sites 364, 365, 654 and 655 are located in the open countryside surrounding Wollaston and Wordsley. The proposed development at these four sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.27.5 SA Objective 5 – Pollution & Waste**
- B.27.5.1 AQMA:** Sites 364, 654 and 655 are located adjacent to the Dudley AQMA. Site 673 is also located within 200m of this AQMA. The proposed development at these four sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.27.5.2 Main Road:** The A449 passes to the west of Wollaston and Wordsley, the A4101 passes to the north and the A458 passes through Wollaston. Sites 365, 654, 655 and 673 are located adjacent to one or more of these roads. The proposed development at these four sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449, A4101 and A458 would be expected to have a minor negative impact on air quality and noise at these sites
- B.27.5.3 Groundwater SPZ:** The majority of Site 364 coincides with the outer zone (Zone II) of a groundwater SPZ. Sites 365, 654, 655, 673 and a proportion of Site 364 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these five sites

could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

- B.27.5.4 **Watercourse:** Sites 364 and 365 are located adjacent to the Stourbridge Canal. The majority of Site 364 is also located within 200m of the River Stour. The proposed development at these two sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.27.6 SA Objective 6 – Natural Resources

- B.27.6.1 **Previously Developed Land:** All sites in this cluster comprise previously undeveloped land. The proposed development at Sites 364, 365, 654, 655 and 673 would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

- B.27.6.2 **ALC:** Sites 364, 365, 654 and 655 are wholly or partially situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these four sites, due to the loss of this agriculturally important natural resource. Site 673 is situated on 'urban' land. Therefore, a minor positive impact would be expected, as the proposed development at this site would be likely to help prevent the loss of BMV land across the Plan area.

B.27.7 SA Objective 7 – Housing

- B.27.7.1 See **section 3.7**.

B.27.8 SA Objective 8 – Health & Wellbeing

- B.27.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located to the north east of the cluster. Site 655 is located within the target distance to this hospital. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to this essential health facility. Sites 364, 365, 654 and 673 are located wholly or partially outside the target distance to this hospital. The proposed development at these four sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.
- B.27.8.2 **GP Surgery:** The closest GP surgeries are Wollaston Surgery, located approximately 1km south east of the cluster, and Wordsley Green Health Centre, located approximately 1km north east of the cluster. The proposed development at the five sites in this cluster would be expected to have a minor negative impact on the access of site end users to GP surgeries.

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- B.27.8.3 Leisure Centre:** The closest leisure facility is Crystal Leisure Centre, located approximately 3km south east of the cluster. All sites in this cluster are located outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.27.8.4 AQMA:** Sites 364, 654 and 655 are located adjacent to the Dudley AQMA. Site 673 is located within 200m of this AQMA. The proposed development at these four sites could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Site 365 is located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at this site.
- B.27.8.5 Main Road:** Sites 365, 654, 655 and 673 are located adjacent to the A449, A4101 and/or A458. The proposed development at these four sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Site 364 is located over 200m from a main road. The proposed development at this site would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.27.8.6 Access to Public Greenspace:** Sites 364, 365 and 673 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 654 and 655 are located over 600m from a public greenspace. The proposed development at these two sites could potentially have a minor negative impact on the access of site end users to outdoor space.
- B.27.8.7 PRow/Cycle Network:** All sites in this cluster are located within 600m of the PRow network. Sites 364, 365 and 655 are also located within 600m of the cycle network. The proposed development at these five sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.
- B.27.9 SA Objective 9 – Cultural Heritage**
- B.27.9.1 Grade II Listed Building:** Site 654 is located adjacent to ‘Entrance Lodge with curved walling and gate piers at Lawnswood House’, and approximately 40m from ‘Holland House’ and ‘Stable Range at Lawnswood House’. The proposed development at this site could potentially have a minor negative impact on the settings of these Listed Buildings.
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B.27.9.2 Archaeology: Site 364 coincides with 'Pottery, New Wood Farm, Kinver'. Site 365 coincides with 'Greensforge to Droitwich Roman Road' and 'Game Running Trench, Kinver'. Site 654 coincides with 'Gardens and Pleasure Ground, Lawnswood House, Lawnswood, Stourbridge'. Site 655 is located adjacent to 'Kidderminster Turnpike Road'. Site 673 is located adjacent to 'Stourbridge to Bridgnorth Turnpike Road' and 'Kinver Light Railway'. The proposed development at these five sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.

B.27.10 SA Objective 10 – Transport & Accessibility

B.27.10.1 Bus Stop: Site 673 is located within the target distance to bus stops on Hyperion Road, providing regular services. The proposed development at this site would be likely to have a minor positive impact on site end users' access to bus services. Sites 364, 365, 654 and 655 are located outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these four sites could potentially have a minor negative impact on site end users' access to bus services.

B.27.10.2 Railway Station: The closest railway station is Stourbridge Town Railway Station, located approximately 3km to the south east of the cluster. Therefore, the proposed development at the five sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

B.27.10.3 Pedestrian Access: All sites in this cluster are well connected to the existing footpath network. The proposed development at these five sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot.

B.27.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these five sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.27.10.5 Local Services: The nearest convenience stores include SPAR Lawnswood and Aldi, located approximately 1km to the east of the cluster. All sites are located wholly or partially outside the target distance to these convenience stores. The proposed development at these five sites could potentially have a minor negative impact on the access of site end users to local services.

B.27.11 SA Objective 11 – Education

B.27.11.1 Primary School: Wollaston and Wordsley are served by several primary schools, including The Ridge Primary School, St James's C of E Primary School, Ashwood Park Primary School, Glynne Primary School and Belle Vue Primary School. Sites 364 and 673 are located within the target distance to one or more of these primary schools. The proposed development at

these two sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 365, 654 and 655 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these three sites would be expected to have a minor negative impact on the access of new residents to primary education.

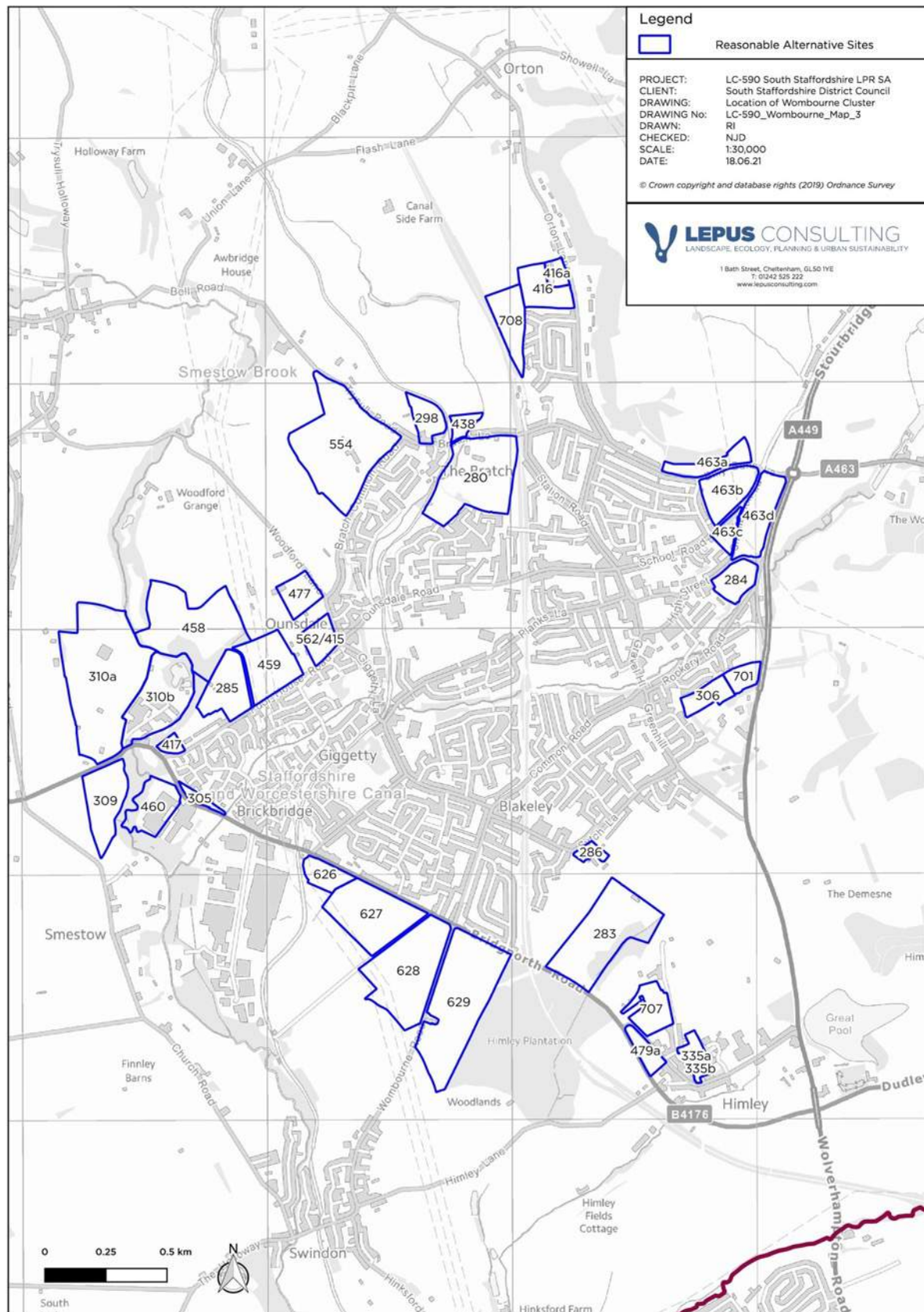
B.27.11.2 Secondary School: Wollaston and Wordsley are served by Ridgewood High School and Kingswinford School. Sites 364, 365 and 673 are located within the target distance to Ridgewood High School. The proposed development at these three sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 654 and 655 are located wholly or partially outside the target distance to Kingswinford School, and therefore, the proposed development at these two sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.27.11.3 The proposed development at Sites 654 and 655 would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Sites 364 and 673 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

B.27.12 SA Objective 12 – Economy

B.27.12.1 Access to Employment: All sites in this cluster are located in areas with 'poor' sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users' access to employment.

B.28 Wombourne



Wombourne Cluster

This cluster is located towards the south east of the South Staffordshire District. See the Wombourne cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
280	Land at the Bratch, Bratch Lane	Residential-led	9.28
283	Land off Bridgnorth Road	Residential-led	9.59
284	Land off Gilbert Lane	Residential-led	2.13
285	Land off Poolhouse Road	Residential-led	3.94
286	Land adjacent 62 Sytch Lane	Residential-led	0.65
298	Land at Bratch Farm, Bratch Lane, Wombourne	Residential-led	1.95
305	Land at Bridgnorth Road/Heathlands	Residential-led	0.58
306	Land adjacent Redcliffe Drive (Park Mount)	Residential-led	1.76
309	Bridgnorth Road, Wombourne	Residential-led	4.45
310a	Smestow Bridge Works, Bridgnorth Road	Residential-led	16.07
310b	Smestow Bridge Works part 2	Residential-led	6.81
335a	The Limes, Plantation Lane	Residential-led	1.22
335b	The Limes, Plantation Lane	Residential-led	0.53
416	Land off Orton Lane (rear Strathmore Crescent)	Residential-led	2.75
416a	Land off Orton Lane	Residential-led	0.89
417	Land adjacent Hartford House, Pool House Road	Residential-led	0.56
438	Land off Bratch Lane	Residential-led	0.87
458	Land off Poolhouse Road, Wombourne	Residential-led	10.79
459	Land off Poolhouse Road (2), Wombourne	Residential-led	4.65
460	Land at Bridgnorth Road (Tata), Wombourne	Residential-led	3.44
463a	Land off Smallbk Lne Gilbert Lne, Wbourne	Residential-led	2.03
463b	Land between Billy Buns Lane and Smallbrook Lane	Residential-led	3.43
463c	Land adj Billy Buns Lane and Smallbrook Lane	Residential-led	1.02
463d	Land off Smallbrook Lane and Gilbert Lane	Residential-led	4.08
477	Land off Woodford Rd, Wbourne	Residential-led	2.03
479a	Land off Bridgenorth Road West and East	Residential-led	1.33
554	Land off Trysull Rd - Bratch Common	Residential-led	12.82
562/415	North of Pool House Road Part 1	Residential-led	1.84
626	Land off Bridgenorth Road Site A	Residential-led	1.79
627	Land off Bridgenorth Road Site B	Residential-led	7.06
628	Land off Bridgenorth Road Site C	Residential-led	9.37
629	Land off Bridgenorth Road parcel D	Residential-led	12.31
701	Land at Longdon	Residential-led	1.24
707	Land at Himley	Residential-led	2.61

Wombourne Cluster

This cluster is located towards the south east of the South Staffordshire District. See the Wombourne cluster map for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
708	Land west of Strathmore Crescent	Residential-led	3.22

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
280	+/-	--	-	-	-	-	+	-	--	-	++	-
283	+/-	--	-	--	-	-	+	-	-	-	-	-
284	+/-	--	+/-	--	-	-	+	-	-	-	++	-
285	+/-	--	-	-	-	-	+	-	-	-	-	-
286	+/-	+	+/-	-	-	-	+	-	-	-	++	-
298	+/-	-	+/-	-	-	-	+	-	-	-	-	-
305	+/-	-	+/-	-	-	-	+	-	-	-	-	-
306	+/-	-	-	--	-	-	+	-	-	-	++	-
309	+/-	--	-	--	-	-	+	-	-	-	--	-
310a	+/-	--	-	--	-	+	+	-	-	-	-	--
310b	+/-	-	-	-	-	+	+	-	-	-	-	--
335a	+/-	+	+/-	-	-	-	+	-	-	-	--	-
335b	+/-	+	+/-	-	-	-	+	-	-	-	--	-
416	+/-	+	-	-	-	-	+	-	-	-	-	-
416a	+/-	+	-	--	-	-	+	-	-	-	-	-
417	+/-	+	+/-	-	-	-	+	-	-	-	-	-
438	+/-	-	-	-	-	-	+	-	-	-	++	-
458	+/-	-	-	-	-	-	+	-	-	-	-	-
459	+/-	--	+/-	-	-	-	+	-	-	-	++	-
460	+/-	-	-	0	-	+	+	-	-	-	-	--
463a	+/-	+	-	--	-	-	+	-	-	-	++	-
463b	+/-	-	-	--	-	-	+	-	-	-	++	-
463c	+/-	+	-	--	-	-	+	-	-	-	++	-
463d	+/-	-	-	--	-	-	+	-	-	-	++	-
477	+/-	+	+/-	-	-	-	+	-	-	-	++	-
479a	+/-	+	+/-	-	-	-	+	-	-	-	--	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
554	+/-	--	+/-	-	-	-	+	-	-	-	-	-
562/415	+/-	+	+/-	--	-	-	+	-	-	-	++	-
626	+/-	-	+/-	--	-	-	+	-	-	-	-	-
627	+/-	-	+/-	--	-	-	+	-	-	-	-	-
628	+/-	+	+/-	--	-	-	+	-	-	-	-	-
629	+/-	+	-	--	-	-	+	-	-	-	-	-
701	+/-	+	+/-	--	-	-	+	-	-	-	++	-
707	+/-	+	+/-	--	-	-	+	-	-	-	--	-
708	+/-	-	-	--	-	-	+	-	-	-	-	-

B.28.1 SA Objective 1 – Climate Change Mitigation

B.28.1.1 See **section 3.1**.

B.28.2 SA Objective 2 – Climate Change Adaptation

B.28.2.1 **Fluvial Flooding:** Sites 280, 284, 310b, 438, 458 and 460 are located partially within Flood Zones 2 and 3. The proposed development at these six sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites 283, 285, 286, 298, 305, 306, 309, 310a, 335a, 335b, 416, 416a, 417, 459, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 628, 629, 701, 707 and 708 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 29 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.28.2.2 Surface Water Flooding: A proportion of Sites 280, 283, 284, 285, 309, 310a, 459 and 554 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these eight sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites 298, 305, 310b, 438, 460 and 626 coincide with areas determined to be at low and medium risk of surface water flooding, and a proportion of Sites 306, 627, 463b, 463d and 708 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these eleven sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.28.3 SA Objective 3 - Biodiversity & Geodiversity

B.28.3.1 Natura 2000: 'Fens Pools' SAC is located approximately 6km to the south east of Wombourne. At the time of writing the potential impact of development on this SAC and other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.28.3.2 Ancient Woodland: Sites 416 and 416a are located within approximately 80m from 'Ladywell Wood' ancient woodland whilst Site 708 is located within 250 from the ancient woodland. Sites 280, 438, 463a, 463b, 463c and 463d are located within approximately 500m from this ancient woodland. The proposed development at these nine sites could potentially have a minor negative impact on these ancient woodlands, due to an increased risk of disturbance.

B.28.3.3 LNR: Sites 284 and 305 are located adjacent to 'Wom Brook Walk' LNR, and Sites 280 and 708 are located adjacent to 'South Staffordshire Railway Walk' LNR. Sites 283, 285, 286, 298, 306, 309, 310a, 310b, 335a, 335b, 416, 416a, 417, 438, 458, 459, 460, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 628, 629, 701 and 707 are located 500m or less from one of these LNRs. However, due to the nature of these LNRs, the proposed development at these 31 sites would be expected to have a negligible impact on the LNRs.

B.28.3.4 SBI: Site 310a coincides with 'Feiashill (south-east of)' SBI and Site 460 partially coincides with 'Heath Mill and Smestow Mill' SBI. Sites 309 and 310b are located adjacent to 'Heath Mill and Smestow Mill' SBI, and Site 629 is located adjacent to 'Himley Plantation' SBI. The proposed development at these five sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.

B.28.3.5 Priority Habitat: Sites 283, 285, 306, 310a, 310b, 458, 460 and 708 coincide with deciduous woodland priority habitat. The proposed development at these eight sites could potentially

result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.28.4 SA Objective 4 – Landscape & Townscape

- B.28.4.1 Green Belt Harm:** The release of Green Belt land at Site 463a is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Sites 283, 306, 309, 416a, 626, 627, 628, 629, 701, 707 and 708 could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Therefore, development of these 12 sites is assessed as having a potentially major negative impact.
- B.28.4.2** Development of Sites 286, 335b, 458, 477, 479a and 554 are considered to result in ‘moderate’ harm to the Green Belt purposes. Development of Sites 284, 298, 310a, 310b, 438, 463b, 463c and 463d would be expected to result in ‘low-moderate’ harm to the purposes of the Green Belt. Development of these 14 sites is assessed as having a minor negative impact.
- B.28.4.3** Site 417 is considered to result in ‘low’ harm to Green Belt purposes and Sites 280, 285, 305, 335a, 416, 459, 460 and 562/415 were not assessed by the Green Belt study. Development of these nine sites are assessed as having a negligible impact.
- B.28.4.4 Landscape Sensitivity:** Sites 284, 306, 310a, 463a, 463b, 463c, 463d and 701 are considered by the Landscape Sensitivity Study to be within an area of ‘moderate-high’ landscape sensitivity. The proposed development at these eight sites have been assessed as having a potentially major negative impact.
- B.28.4.5** Sites 286, 335b, 438, 707 and 708 are assessed as being within an area of ‘moderate’ landscape sensitivity. Additionally, Sites 283, 298, 309, 310b, 417, 458, 477, 479a, 554, 626, 627, 628, 629 and a small proportion of 286 are assessed as being within an area of ‘low-moderate’ landscape sensitivity. Development at these 18 sites have been assessed as having a potentially minor negative impact.
- B.28.4.6** Sites 280, 285, 305, 335a, 416, 416a, 459, 460 and 562/415 were not assessed by the Landscape Sensitivity Study. Development of these nine sites is assessed as having a negligible impact.
- B.28.4.7 Landscape Character:** Sites 283, 298, 306, 335a, 335b, 416, 416a, 479a, 626, 627, 628, 629, 701, 707 and 708 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.

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- B.28.4.8 Sites 458, 459, 463a, 463b, 463c, 463d, 477, 554 and 562/415 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are *“small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform”*.
- B.28.4.9 The proposed residential development at these 24 sites could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected.
- B.28.4.10 Sites 280, 284, 285, 286, 305, 309, 310a, 310b, 417, 438 and 460 are located in areas outside the scope of the character assessment, and as such, the proposed development at these eleven sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.28.4.11 **Views from the PRow Network:** Sites 280, 458 and 708 coincide with a PRow, Sites 285, 306, 309, 416, 416a, 459, 463a, 477, 554, 627, 628 and 629 are located adjacent to or in close proximity to several PRows. The proposed development at these 15 sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.28.4.12 **Views for Local Residents:** The proposed development at Sites 280, 283, 284, 285, 298, 305, 306, 309, 335a, 335b, 416, 416a, 417, 438, 458, 459, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 628, 629, 701, 707 and 708 could potentially alter the views experienced by local residents, including those on Pool House Road, Wood Road and Bridgnorth Road. Therefore, a minor negative impact on the local landscape would be expected.
- B.28.4.13 **Urbanisation of the Countryside:** Sites 283, 284, 285, 298, 309, 416, 438, 458, 459, 463a, 463b, 463d, 477, 554, 626, 627, 628, 629, 707 and 708 are located in the open countryside surrounding Wombourne. The proposed development at these 20 sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.
- B.28.5 SA Objective 5 – Pollution & Waste**
- B.28.5.1 **Main Road:** The A449 passes to the east of Wombourne. Sites 463d and 701 are located adjacent to this road. Site 284 and a proportion of Sites 306, 463b and 463c are located within 200m of this road. The proposed development at these six sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using the A449 would be expected to have a minor negative impact on air quality and noise at these sites.
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B.28.5.2 Groundwater SPZ: Site 438, the majority of Site 280 and a small proportion of Site 298 coincide with the inner zone (Zone I) of a groundwater SPZ. The majority of Site 298 and a proportion of Sites 280, 554 and 708 coincide with the outer zone (Zone II) of a groundwater SPZ. Sites 283, 284, 285, 286, 305, 306, 309, 310a, 310b, 335a, 335b, 416, 416a, 417, 458, 459, 460, 463a, 463b, 463c, 463d, 477, 479a, 562/415, 626, 627, 628, 629, 701, 707 and a proportion of Sites 554 and 708 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 35 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.28.5.3 Watercourse: Sites 280, 298, 438 and 626 are located adjacent to the Staffordshire and Worcestershire Canal, and a proportion of Sites 554, 562/415, 627 and 708 are located within 200m of this watercourse. Sites 284 and 305 are located adjacent to the Wom Brook. A proportion of Sites 306, 460, 463c, 463d and 701 are located within 200m of this watercourse. Sites 310a, 310b, 458 and 460 are located adjacent to the Smestow Brook. Site 417 and a proportion of Sites 285, 305 and 309 are located within 200m of this watercourse. Site 335b and a proportion of Sites 335a and 479a are located within 200m of a minor watercourse. The proposed development at these 25 sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.28.6 SA Objective 6 – Natural Resources

B.28.6.1 Previously Developed Land: Sites 310a, 310b and 460 comprise previously developed land. The proposed development at these three sites would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites 280, 283, 284, 285, 286, 298, 305, 306, 309, 335a, 335b, 416, 416a, 417, 438, 458, 459, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 628, 629, 701, 707 and 708 either wholly or partially comprise previously undeveloped land. The proposed development at these 32 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.28.6.2 ALC: Sites 283, 284, 285, 298, 305, 306, 309, 335a, 335b, 416, 416a, 417, 438, 458, 459, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 627, 628, 629, 701, 707 and 708 are wholly or partially situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 29 sites, due to the loss of this agriculturally important natural resource. Sites 280, 286 and 626 are situated on 'urban' land. Therefore, a minor positive impact would be expected at these three sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.28.7 SA Objective 7 – Housing

B.28.7.1 See **section 3.7**.

B.28.8 SA Objective 8 – Health & Wellbeing

B.28.8.1 **NHS Hospital:** The closest NHS hospital with an A&E department is Russells Hall Hospital, located to the south east of the cluster. Sites 335a, 335b, 479a and 707 are located within the target distance to this hospital. The proposed development at these four sites would be expected to have a minor positive impact on the access of site end users to this essential health facility. Sites 280, 283, 284, 285, 286, 298, 305, 306, 309, 310a, 310b, 416, 416a, 417, 438, 458, 459, 460, 463a, 463b, 463c, 463d, 477, 554, 562/415, 626, 627, 628, 629, 701 and 708 are located outside the target distance to this hospital. The proposed development at these 31 sites could potentially restrict the access of site end users to this essential health facility. Therefore, a minor negative impact would be expected.

B.28.8.2 **GP Surgery:** The closest GP surgeries are Dale Medical Centre and Gravel Hill Surgery, both located towards the centre of the cluster. Sites 284, 306, 463b, 463c, 463d, 562/415 and 701 are located within the target distance to one of these GP surgeries. The proposed development at these seven sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites 280, 283, 285, 286, 298, 305, 309, 310a, 310b, 335a, 335b, 416, 416a, 417, 438, 458, 459, 460, 463a, 477, 479a, 554, 626, 627, 628, 629, 707 and 708 are located wholly or partially outside the target distance to these GP surgeries. The proposed development at these 28 sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.28.8.3 **Leisure Centre:** The closest leisure facility is Wombourne Leisure Centre, located in the centre of the cluster. Sites 280, 284, 285, 286, 298, 305, 306, 310b, 416, 416a, 417, 438, 458, 459, 463a, 463b, 463c, 463d, 477, 554, 562/415, 626, 627, 701 and 708 are located within the target distance to this leisure centre. The proposed development at these 25 sites would be expected to have a minor positive impact on the access of site end users to this facility. Sites 283, 309, 310a, 335a, 335b, 460, 479a, 628, 629 and 707 are located wholly or partially outside the target distance to this leisure facility, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected at these ten sites.

B.28.8.4 **AQMA:** All 35 sites in this cluster are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.

B.28.8.5 **Main Road:** Sites 284, 306, 463b, 463c, 463d and 701 are located wholly or partially within 200m of the A449. The proposed development at these six sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites 280, 283, 285, 286, 298, 305,

309, 310a, 310b, 335a, 335b, 416, 416a, 417, 438, 458, 459, 460, 463a, 477, 479a, 554, 562/415, 626, 627, 628, 629, 707 and 708 are located over 200m from a main road. The proposed development at these 29 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.28.8.6 Access to Public Greenspace: Sites 280, 283, 284, 285, 286, 298, 305, 306, 310b, 335a, 335b, 416, 416a, 417, 438, 459, 460, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 629, 701, 707 and 708 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 31 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites 309, 310a, 458 and 628 are located over 600m from a public greenspace. The proposed development at these four sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.28.8.7 PRow/Cycle Network: All sites in this cluster are located within 600m of the PRow network. Sites 280, 298, 416a, 438, 463d, 626, 701, 707 and 708 are also located within 600m of the cycle network. The proposed development at these 35 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.

B.28.9 SA Objective 9 – Cultural Heritage

B.28.9.1 Grade II* Listed Building: Site 280 coincides with the Grade II* Listed Building ‘The Bratch Water Pumping Station’. The proposed development at this site could potentially result in direct adverse impacts on this Listed Building, and as such, a major negative impact would be expected. Sites 438 and 298 are located approximately 60m and 120m, respectively, from this Listed Building. The proposed development at these two sites could potentially have a minor negative impact on the setting of this Listed Building.

B.28.9.2 Grade II Listed Building: Site 438 is located adjacent to the Grade II Listed Buildings ‘Staffordshire and Worcestershire Canal Bratch Locks, Bridge Number 47 (Bratch Bridge)’ and ‘Staffordshire and Worcestershire Canal Upper Bratch Bridge and associated Toll House’. Sites 280 and 298 are located approximately 50m from these Listed Buildings. Site 305 is located approximately 60m from ‘Mansion Court’. Sites 335a, 335b and 479a are located approximately 80m from ‘The Seven Dwellings’. The proposed development at these seven sites could potentially have a minor negative impact on the settings of these Listed Buildings. Site 284 is located approximately 150m from ‘Wombourne War Memorial’. Site 306 is located approximately 150m from ‘Pauper’s Cottage, Wombrook Cottage’. However, these sites and Listed Buildings are sufficiently separated, such that the proposed development at these two sites would be expected to have a negligible impact on the settings of these Listed Buildings.

- B.28.9.3 Conservation Area:** Sites 284 is located adjacent to 'Wombourne' Conservation Area. The proposed development at this site could potentially alter the setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.
- B.28.9.4 Registered Park and Garden:** Sites 283, 306, 335a, 335b, 479a, 701 and 707 are located approximately 500m from 'Himley Hall' RPG. The proposed development at these seven sites could potentially have a minor negative impact on the setting of this RPG.
- B.28.9.5 Archaeology:** Site 280 coincides with the archaeological feature 'The Bratch Water Pumping Station, Bratch Lane, Wombourne'. Site 283 coincides with 'Greensforge to Pennocrucium Roman Road (Greensforge Part)'. Site 284 coincides with 'Roman Coin, Battlefield Hill, Wombourne'. Sites 310a and 310b coincide with 'Site of possible Water Meadow, North of Smestow Bridge, Trysull'. Site 463a coincides with 'Flint Objects, Smallbrook Farm'. Site 477 coincides with 'Clapgate Cottage, Woodford Lane, Trysull'. Site 479a coincides with 'Windmill, Himley'. Sites 298, 305, 309, 335b, 417, 438, 458, 460, 463c, 463d, 626, 627, 628, 629, 707 and 708 are located adjacent to various archaeological features. The proposed development at these 24 sites could potentially alter the significance of these archaeological features, and as such, have a minor negative impact on the historic environment.
- B.28.9.6 Historic Character:** Sites 280, 285, 286, 298, 305, 310a, 310b, 416, 416a, 417, 438, 458, 459, 460, 477, 554, 562/415 and 708 are located within an area of high historic value. Sites 283, 284, 306, 309, 463a, 463b, 463c, 463d, 626, 627, 628, 629, 701 and 707 are located within an area of medium historic value. The proposed development at these 32 sites could potentially have a minor negative impact on historic character.
- B.28.10 SA Objective 10 – Transport & Accessibility**
- B.28.10.1 Bus Stop:** Sites 284, 335a, 335b, 463a, 463b, 463c, 463d, 479a, 626, 627 and 707 are located within the target distance to bus stops on Church Road, Plantation Lane, Smallbrook Lane, Brickbridge Lane and Bridgnorth Road, providing regular services. The proposed development at these eleven sites would be likely to have a minor positive impact on site end users' access to bus services. Sites 280, 283, 285, 286, 298, 305, 306, 309, 310a, 310b, 416, 416a, 417, 438, 458, 459, 460, 477, 554, 562/415, 628, 629, 701 and 708 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these 24 sites could potentially have a minor negative impact on site end users' access to bus services.
- B.28.10.2 Railway Station:** The closest railway station is St George's Metro Station, located approximately 8km to the north east of the cluster. Therefore, the proposed development at the 35 sites in this cluster would be likely to have a minor negative impact on site end users' access to rail services.

- B.28.10.3 Pedestrian Access:** Sites 280, 283, 284, 285, 286, 306, 309, 310a, 310b, 335a, 335b, 416, 416a, 458, 459, 460, 463a, 463b, 463d, 479a, 554, 562/415, 627, 628, 701, 707 and 708 are well connected to the existing footpath network. The proposed development at these 27 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites 298, 305, 417, 438, 463c, 477, 626 and 629 currently have poor access to the surrounding footpath network. The proposed development at these eight sites could potentially have a minor negative impact on local accessibility.
- B.28.10.4 Road Access:** Site 306 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites 280, 283, 284, 285, 286, 298, 305, 309, 310a, 310b, 335a, 335b, 416, 416a, 417, 438, 458, 459, 460, 463a, 463b, 463c, 463d, 477, 479a, 554, 562/415, 626, 627, 628, 629, 701, 707 and 708 are well connected to the existing road network. The proposed development at these 34 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.
- B.28.10.5 Local Services:** The nearest convenience stores include Costcutter, Sainsbury's and Co-op. Sites 284, 286, 305, 417, 460, 463c, 626 and 701 are located within the target distance to one or more of these convenience stores. Therefore, the proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to local services. Sites 280, 283, 285, 298, 306, 309, 310a, 310b, 335a, 335b, 416, 416a, 438, 458, 459, 463a, 463b, 463d, 477, 479a, 554, 562/415, 627, 628, 629, 707 and 708 are located wholly or partially outside the target distance to these convenience stores. The proposed development at these 27 sites could potentially have a minor negative impact on the access of site end users to local services.

B.28.11 SA Objective 11 – Education

- B.28.11.1 Primary School:** Wombourne is served by several primary schools, including Blakely Heath Primary School, Westfield Community Primary School, St John's C of E Primary School, St Bernadettes Catholic School and St Benedicts Biscop C of E Primary School. Sites 280, 283, 284, 286, 306, 438, 459, 463a, 463b, 463c, 463d, 477, 562/415, 628, 629 and 701 are located within the target distance to one or more of these primary schools. The proposed development at these 16 sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites 285, 298, 305, 309, 310a, 310b, 335a, 335b, 416, 416a, 417, 458, 460, 479a, 554, 626, 627, 707 and 708 are located wholly or partially outside the target distance to these primary schools, and therefore, the proposed development at these 19 sites would be expected to have a minor negative impact on the access of new residents to primary education.

B.28.11.2 Secondary School: Wombourne is served by Ounsdale High School. Sites 280, 284, 285, 286, 298, 305, 306, 310a, 310b, 416, 416a, 417, 438, 459, 458, 460, 463a, 463b, 463c, 463d, 477, 554, 562/415, 626, 627, 701 and 708 are located within the target distance to this secondary school. The proposed development at these 27 sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites 283, 309, 335a, 335b, 479a, 628, 629 and 707 are located outside the target distance to this secondary school, and therefore, the proposed development at these eight sites would be expected to have a minor negative impact on the access of new residents to secondary education.

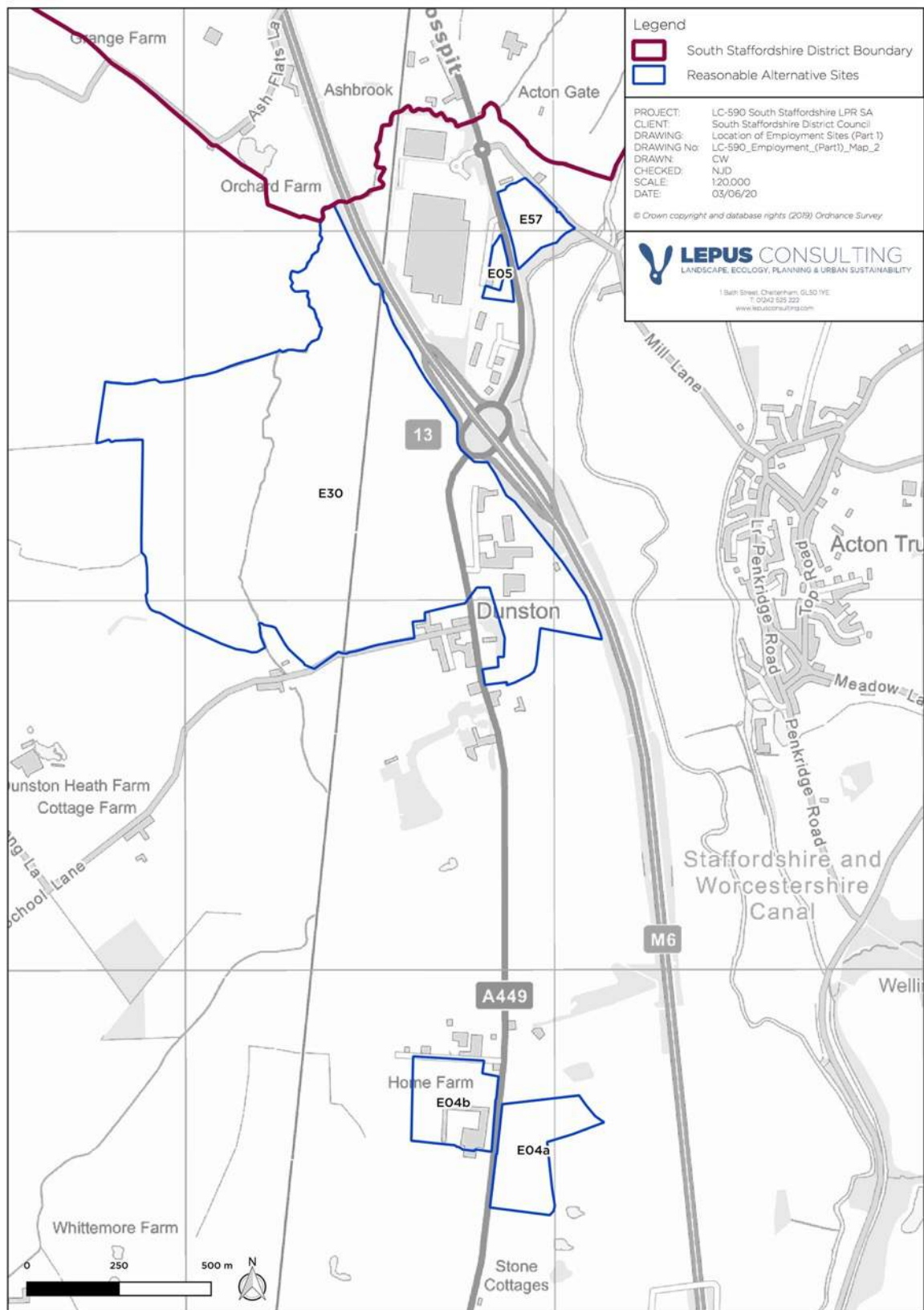
B.28.11.3 The proposed development at Sites 309, 335a, 335b, 479a and 707 would be expected to have a major negative impact on new residents' access to both primary and secondary education. The proposed development at Sites 280, 284, 286, 306, 438, 459, 463a, 463b, 463c, 463d, 477, 562/415 and 701 would be expected to have a major positive impact on new residents' access to both primary and secondary education.

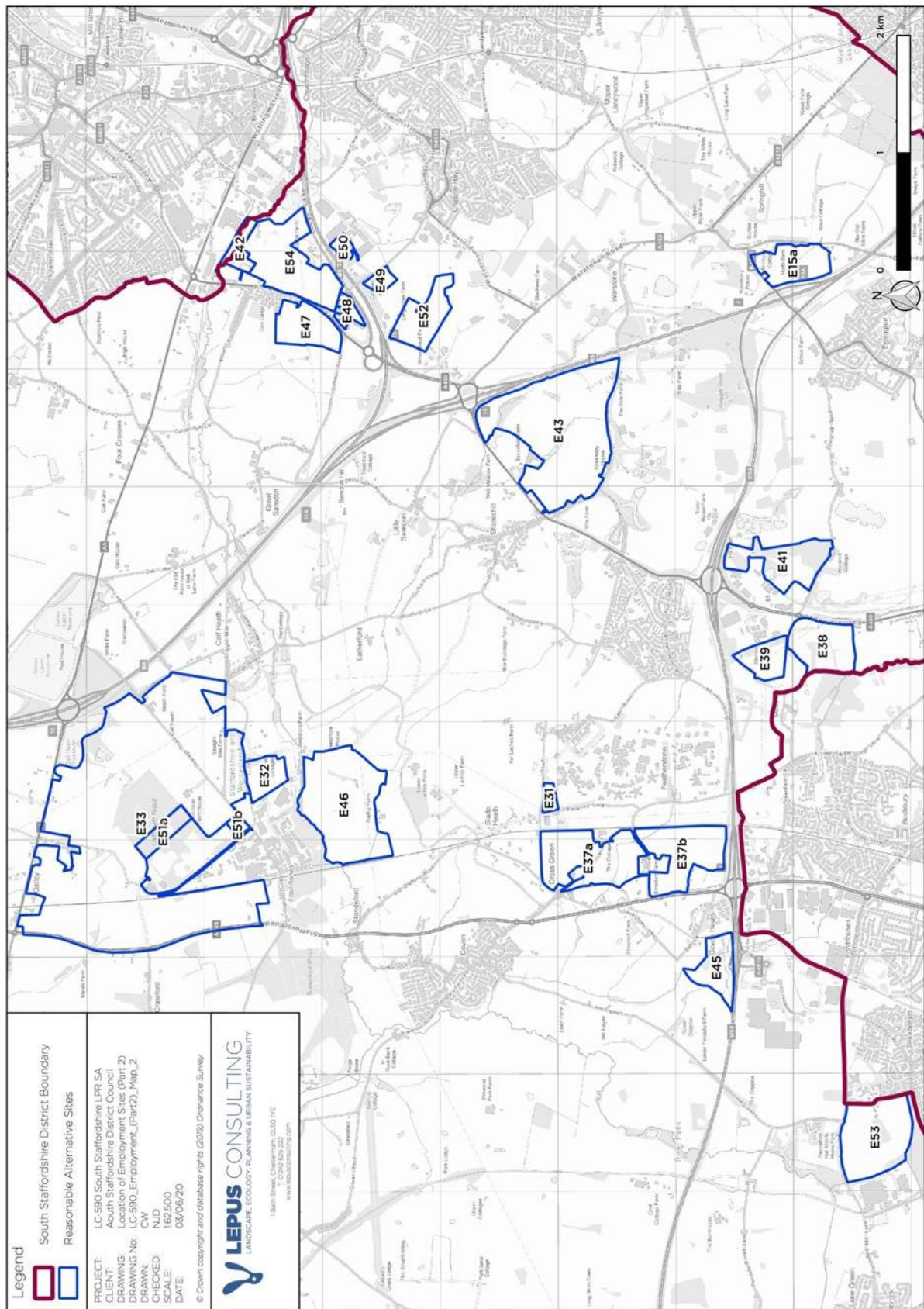
B.28.12 SA Objective 12 – Economy

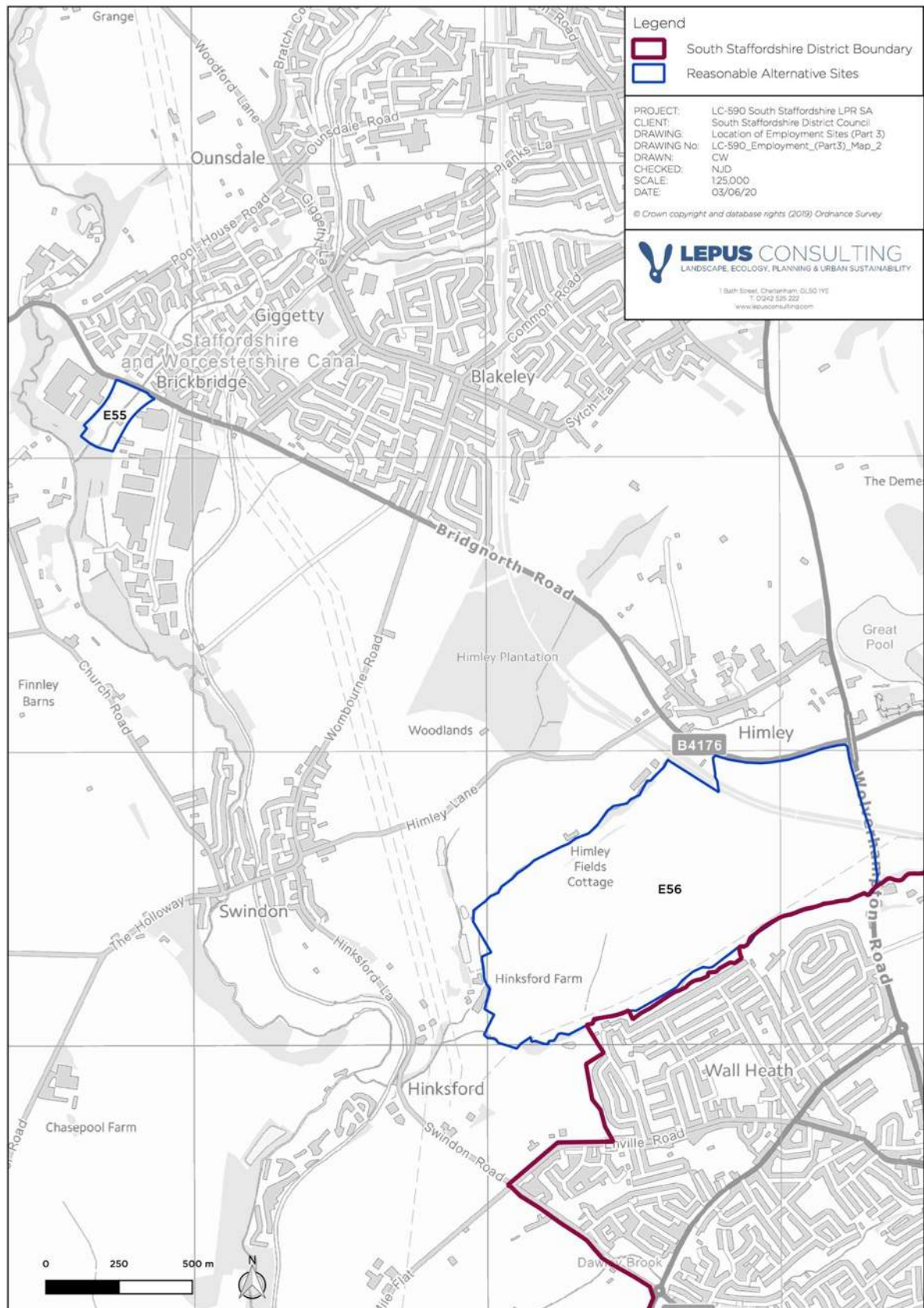
B.28.12.1 Employment Floorspace: Sites 310a and 310b currently coincide with a number of businesses within 'Smestow Bridge Industrial Estate' and Site 460 coincides with 'Wombourne Enterprise Park'. The proposed residential development at these three sites could potentially result in the loss of these businesses, and consequently the employment opportunities they provide. Therefore, a major negative impact would be expected following the proposed development at these sites.

B.28.12.2 Access to Employment: All sites in this cluster are located in or adjacent to areas with 'poor' or 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at these 35 sites would be expected to have a minor negative impact on site end users' access to employment.

B.29 Employment Sites







Employment Sites

See the Employment Sites maps for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
E04a	Land to the rear of Dunston Business Village	Employment-led	5.54
E04b	Land adjacent Dunston Business Village	Employment-led	5.20
E05	Acton Plaza, Acton Trussell	Employment-led	0.75
E15a	Hobnock Road, Essington	Employment-led	17.49
E30	Land south of Junction 13 (M6)	Employment-led	82.69
E31	Land to the east of Paradise Lane, Slade Heath	Employment-led	2.49
E32	Land east of Four Ashes	Employment-led	9.95
E33	Proposed SRFI at Four Ashes	Employment-led	290.06
E37a/b	Land between ROF and A449	Employment-led	65.06
E38	Land south of Moseley Road	Employment-led	21.97
E39	Land to the west of Hilton Cross	Employment-led	10.94
E41	Land north of Bognop Road	Employment-led	23.85
E42	Former Severn Trent Works, Wedges Mills	Employment-led	6.7
E43	Land at Junction 11 of Hilton Park	Employment-led	89.3
E45	Land to the north of i54, M54	Employment-led	14.21
E46	Aspley Farm - Land south of Four Ashes	Employment-led	55.78
E47	Land at Middlehill Farm Site A	Employment-led	17.13
E48	Land at Middlehill Farm Site B	Employment-led	3.8
E49	Land at Middlehill Farm Site C	Employment-led	3.38
E50	Land at M6 Toll, Cheslyn Hay	Employment-led	2.76
E51a	Extension to Bericote Four Ashes A	Employment-led	7.6
E51b	Extension to Bericote Four Ashes B	Employment-led	2.01
E52	Land at Laney Green	Employment-led	17.09
E53	Upper Pendeford Farm	Employment-led	35.14
E54	East of Wolverhampton Road	Employment-led	36.67
E55	Severn Trent Water	Employment-led	2.77
E56	Land at Wall Heath	Employment-led	80.66
E57	Land at Mount Pleasant	Employment-led	2.60

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
E04a	+/-	+	-	-	-	-	0	-	-	-	0	++
E04b	+/-	+	-	-	-	-	0	-	-	-	0	++
E05	+/-	+	-	-	-	-	0	-	-	-	0	++
E15a	+/-	--	-	--	-	+	0	-	-	-	0	++
E30	+/-	--	-	-	-	-	0	-	--	-	0	++
E31	+/-	+	-	--	-	-	0	-	-	-	0	++
E32	+/-	-	-	--	-	-	0	-	-	-	0	++
E33	+/-	--	-	--	-	-	0	-	-	-	0	++
E37a/b	+/-	--	-	--	-	-	0	-	-	-	0	++
E38	+/-	+	-	--	-	-	0	-	-	-	0	++
E39	+/-	+	-	--	-	-	0	-	-	-	0	++
E41	+/-	--	-	--	-	+	0	-	-	-	0	++
E42	+/-	--	-	--	-	-	0	-	-	-	0	++
E43	+/-	--	-	--	-	-	0	-	-	-	0	++
E45	+/-	--	-	--	-	-	0	-	-	-	0	++
E46	+/-	--	-	--	-	-	0	-	-	-	0	++
E47	+/-	+	-	--	-	-	0	-	-	-	0	++
E48	+/-	-	-	--	-	-	0	-	-	-	0	++
E49	+/-	+	-	--	-	-	0	-	-	-	0	++
E50	+/-	+	-	-	-	-	0	-	-	-	0	++
E51a	+/-	+	-	--	-	-	0	-	0	-	0	++
E51b	+/-	+	-	--	-	-	0	-	-	-	0	++
E52	+/-	+	-	--	-	-	0	-	-	-	0	++
E53	+/-	--	-	--	-	-	0	-	-	-	0	++
E54	+/-	+	-	--	-	-	0	-	-	-	0	++
E55	+/-	--	-	--	-	+	0	-	-	-	0	++
E56	+/-	--	--	--	-	-	0	-	-	-	0	++
E57	+/-	--	-	-	-	-	0	-	-	-	0	++

B.29.1 SA Objective 1 – Climate Change Mitigation

B.29.1.1 See **section 3.1**.

B.29.2 SA Objective 2 – Climate Change Adaptation

B.29.2.1 Fluvial Flooding: Sites E30, E37a/b, E42, E43, E45, E46, E53, E55, E56 and E57 are located partially within Flood Zones 2 and 3. The proposed development at these ten sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a major negative impact would be expected. Sites E04a, E04b, E05, E15a, E31, E32, E33, E38, E39, E41, E47, E48, E49, E50, E51a, E51b, E52 and E54 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 18 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.29.2.2 Surface Water Flooding: A proportion of Sites E15a, E30, E33, E37a/b, E41, E43, E45, E46 and E55 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these nine sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Sites E32, E42, E48, E53, E56 and E57 coincide with areas determined to be at low and/or medium risk of surface water flooding. The proposed development at these six sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.29.3 SA Objective 3 - Biodiversity & Geodiversity

B.29.3.1 Natura 2000: Sites E04a, E04b, E05, E15a, E30, E31, E32, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54 and E57 are located within 15km of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these 26 sites, due to the increased risk of development-related threats and pressures on this European designated site.

B.29.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.29.3.3 SSSI IRZ: There are several SSSIs located in close proximity to the proposed employment sites, including 'Stowe Pool and Walk Mill Clay Pit' SSSI and 'Four Ashes Pit' SSSI. Site E54 is located adjacent to 'Stowe Pool and Walk Mill Clay Pit' SSSI, within an IRZ which states that "*all planning applications – except householder*" should be consulted on. Site E52 is located within an IRZ which states that "*large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha*" should be consulted on. Sites E33, E48, E49 and E50 are located within an IRZ which states that "*large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha*" should be consulted on. Therefore, the

proposed development at these six sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.29.3.4 Ancient Woodland: Site E39 is located adjacent to ‘Oxden Leasow Wood’ ancient woodland, and Sites E38 and E41 are located approximately 500m from this ancient woodland. Site E15a is located approximately 20m from ‘Essington Wood’ ancient woodland, Site E53 is located approximately 30m from ‘Pendeford Wood’ ancient woodland and Site E45 is located approximately 300m from a stand of ancient woodland. Site E43 is located approximately 450m from two stands of ancient woodland including ‘Keepers Wood’ ancient woodland. The proposed development at these seven sites could potentially have a minor negative impact on these ancient woodlands, due to an increased risk of disturbance.

B.29.3.5 LNR: Site E56 coincides with ‘South Staffordshire Railway Walk’ LNR. The proposed development at this site could potentially result in direct adverse impacts on this LNR, and as such, a major negative impact would be expected. Site E55 is located approximately 20m from ‘Wom Brook Walk’ LNR. However, due to the nature of this LNR, the proposed development at this site would be expected to have a negligible impact on the LNR.

B.29.3.6 SBI: Site E43 coincides with ‘Brookfield Farm (north-east of), Shareshill’ SBI. Site E56 coincides with ‘Himley Fields (land at), Hinksford Farm’. Site E33 is located adjacent to ‘Gailey Reservoirs’ SBI. Site E46 is located adjacent to ‘Four Ashes (land at)’ SBI. Site E55 is located adjacent to ‘Heath Mill and Smestow Mill’ SBI. The proposed development at these five sites could potentially have a minor negative impact on these SBIs, due to an increased risk of development-related threats and pressures.

B.29.3.7 Priority Habitat: Sites E15a, E33, E38, E43, E45, E46, E51a and E56 coincide with deciduous woodland priority habitat. Site E42 coincides with coastal and floodplain grazing marsh priority habitat. The proposed development at these nine sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.29.4 SA Objective 4 – Landscape & Townscape

B.29.4.1 AONB: Site E33 is located approximately 3km south west of Cannock Chase AONB, and Site E30 is situated approximately 3.5km west of the AONB. The proposed development at these two sites could potentially have a minor negative impact on the setting of this nationally designated landscape.

B.29.4.2 Green Belt Harm: The release of Green Belt land at Sites E38, E45, E48, E56 and a proportion of sites E37a&b and E41 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Sites E15a, E32, E39, E42, E43, E46, E47, E49, E52, E53 and a proportion of Sites E37a&b and E54 could cause ‘high’ levels

of harm to the purposes of the Green Belt. Additionally, Sites E31, E33, E51a, E51b E55 and a proportion of Site E41 could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Therefore, development of these 22 sites is assessed as having a potentially major negative impact.

B.29.4.3 Development of Site E50 is considered to result in ‘low-moderate’ harm to the Green Belt purposes, therefore development of this site is assessed as having a minor negative impact.

B.29.4.4 Sites E04a, E04b, E05, E30 and E57 were not assessed by the Green Belt study. Development of these five sites are assessed as having a negligible impact.

B.29.4.5 **Landscape Sensitivity:** Sites E04b, E37a&b, E38, E39, E43, E47 and E53 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate’ landscape sensitivity. Sites E04a, E30, E31, E32, E33, E42, E45, E46, E48, E49, E51a, E51b, E52, E54 and E56 are assessed as being within an area of ‘low-moderate’ landscape sensitivity. Therefore, development of these 22 sites have been assessed as having a potentially minor negative impact.

B.29.4.6 Sites E05, E15a, E41 and E50 are assessed as being within an area of ‘low’ landscape sensitivity and Sites E55 and E57 were not assessed by the Landscape Sensitivity Study. Development of these six sites is assessed as having a negligible impact.

B.29.4.7 **Landscape Character:** Sites E04a, E04b and a proportion of Site E30 are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”.

B.29.4.8 Sites E05 and E57 are located within the RCA ‘Staffordshire Plain’ and the LCT ‘Riparian Alluvial Lowlands’. The characteristic landscape features of this LCT are “*a flat landform, with pastoral floodplain farming; waterside tree species; a variety of watercourses from rivers and canals to streams; dykes and water channels; poplar plantations and hawthorn hedges in an angular field pattern; isolated red brick farm buildings*”.

B.29.4.9 Sites E15a, E41, E42, E43, E47, E48, E49, E50, E52 and E54 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Plateau Farmland Slopes’. The characteristic landscape features of this LCT are “*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*”.

- B.29.4.10 The majority of Site E30 is located within the RCA ‘Staffordshire Plain’ and the LCT ‘Settled Farmlands’. The characteristic landscape features of this LCT are *“a gently undulating landform with pronounced occasional high points; mature broadleaved woodlands; hedgerow oaks and a strong irregular hedgerow pattern; well treed field ponds and stream corridors; traditional red brick farmsteads and settlements; [and] small ancient winding lanes”*.
- B.29.4.11 Sites E31, E32, E33, E37a/b, E38, E39, E45, E46, E51a and E51b are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are *“mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands”*.
- B.29.4.12 Sites E53 and E56 are located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are *“estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal”*.
- B.29.4.13 The proposed residential development at Sites E04a, E04b, E05, E15a, E30, E31, E32, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E56 and E57 could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected at these 27 sites.
- B.29.4.14 Site E55 is located in an area outside the scope of the character assessment, and therefore, the proposed development at this site would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.29.4.15 **Views from the PRow Network:** Sites E04a, E30, E33, E43, E45, E52, E54 and E56 coincide with or are located adjacent to PRowS, and Sites E04b, E15a, E37a/b, E38, E39, E41, E42, E46, E48, E49 and E57 are located in close proximity to PRowS. The proposed development at these 19 sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.29.4.16 **Views for Local Residents:** The proposed development at Sites E04a, E04b, E05, E15a, E30, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E52, E53, E54, E55, E56 and E57 could potentially alter the views experienced by local residents, including those on Stafford Road, Cannock Road and Wolverhampton Road. Therefore, a minor negative impact on the local landscape would be expected at these 22 sites.
- B.29.4.17 **Urbanisation of the Countryside:** Sites E04a, E04b, E15a, E30, E32, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E49, E51a, E52, E53, E54, E56 and E57 are located in the open

countryside surrounding settlements. The proposed development at these 22 sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

- B.29.4.18 **Coalescence:** Site E30 is situated between Acton Gate and Dunston. Site E33 comprises a large area of previously undeveloped land, situated between Four Ashes and Gailey. Site E43 is situated between Hilton Park and Shareshill. Site E37a/b is situated between Coven Heath and Cross Green. Site E56 is situated between Himley and Wall Heath. The proposed development at these five sites could potentially increase the risk of coalescence between these settlements, and therefore, have a minor negative impact on the local landscape.

B.29.5 SA Objective 5 – Pollution & Waste

- B.29.5.1 **AQMA:** Sites E38 and E53 are located adjacent to the Wolverhampton AQMA, and a proportion of Sites E37a/b, E39 and E45 are located within 200m of this AQMA. Site E56 is located adjacent to Dudley AQMA. A small proportion of Sites E42 and E54 are located within 200m of the Cannock Chase AQMA. The proposed development at these eight sites would be likely to locate some site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.
- B.29.5.2 **Main Road:** Sites E04a, E04b, E05, E15a, E30, E33, E37a/b, E38, E41, E42, E43, E45, E47, E48, E49, E50, E52, E54, E56 and E57 are located wholly or partially within 200m of various main roads, including the A449, A460, A461, A601, A5, M54 or M6. The proposed development at these 20 sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using this network of main roads would be expected to have a minor negative impact on air quality and noise at these sites.
- B.29.5.3 **Railway Line:** Sites E30, E33, E37a/b, E46 and E51a are located adjacent to the railway line linking Wolverhampton to Stafford. The proposed development at these five sites could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.
- B.29.5.4 **Groundwater SPZ:** Sites E31, E32, E33, E37a/b, E45, E46, E51a, E51b, E53, E55 and E56 coincide with the outer zone (Zone II) and/or catchment (Zone III) of a groundwater SPZ. The proposed development at these eleven sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

B.29.5.5 Watercourse: Site E33 coincides with the Staffordshire and Worcestershire Canal. Site E45 coincides with Waterhead Brook. Site E55 coincides with Wom Brook. Sites E30, E37a/b, E43 and E46 coincide with minor watercourses. A proportion of Site E57 is located within 200m of the River Penk. Sites E32, E38, E42, E51b, E53, E54 and E56 are located adjacent to various watercourses. The proposed development at these 15 sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.29.6 SA Objective 6 – Natural Resources

B.29.6.1 Previously Developed Land: Sites E15a, E41 and E55 comprise previously developed land. The proposed development at these three sites would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites E04a, E04b, E05, E30, E31, E32, E33, E37a/b, E38, E39, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E56 and E57 comprise previously undeveloped land. The proposed development at these 25 sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

B.29.6.2 ALC: Sites E04a, E04b, E05, E30, E31, E32, E33, E37a/b, E38, E39, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E56 and E57 are situated on ALC Grades 2 and/or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these 24 sites, due to the loss of this agriculturally important natural resource. Site E42 is situated on 'urban' land. Therefore, a minor positive impact would be expected at this site, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.29.7 SA Objective 7 – Housing

B.29.7.1 See **section 3.7**.

B.29.8 SA Objective 8 – Health & Wellbeing

B.29.8.1 NHS Hospital: The closest NHS hospital with an A&E department to Sites E04a, E04b, E05, E30 and E57 is County Hospital, located to the north. The closest hospital to Sites E55 and E56 is Russells Hall Hospital, located to the south east. The closest hospital to Sites E15a, E31, E32, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53 and E54 is New Cross Hospital, located to the south. Sites E05 and E57 are located within the target distance to County Hospital. Site E56 is located within the target distance to Russells Hall Hospital. Sites E38, E39 and E41 are located within the target distance to New Cross Hospital. The proposed development at these six sites would be expected to

have a minor positive impact on the access of site end users to this essential health facility. Sites E04a, E04b, E15a, E30, E31, E32, E33, E37a/b, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54 and E55 are located wholly or partially outside the target distance to these hospitals. The proposed development at these 22 sites could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.

B.29.8.2 GP Surgery: All proposed employment sites are located wholly or partially outside the target distance of the nearest GP surgeries. The proposed development at these 28 sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

B.29.8.3 AQMA: Sites E38 and E53 are located adjacent to the Wolverhampton AQMA, and a proportion of Sites E37a/b, E39 and E45 are located within 200m of this AQMA. Site E56 is located adjacent to Dudley AQMA. A small proportion of Sites E42 and E54 are located within 200m of the Cannock Chase AQMA. The proposed development at these eight sites could potentially expose site end users to poor air quality associated with these AQMAs, and therefore, have a minor negative impact on health. Sites E04a, E04b, E05, E15a, E30, E31, E32, E33, E41, E43, E46, E47, E48, E49, E50, E51a, E51b, E52, E55 and E57 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users at these 20 sites.

B.29.8.4 Main Road: Sites E04a, E04b, E05, E15a, E30, E33, E37a/b, E38, E41, E42, E43, E45, E47, E48, E49, E50, E52, E54, E56 and E57 are located wholly or partially within 200m of various main roads, including the A449, A460, A461, A601, A5, M54 or M6. The proposed development at these 20 sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites E31, E32, E39, E46, E51a, E51b and E53 are located over 200m from a main road. The proposed development at these seven sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.

B.29.8.5 Access to Public Greenspace: Sites E15a, E31, E37a/b, E38, E42, E49, E50, E52, E54, E55 and E56 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these eleven sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites E04a, E04b, E05, E30, E32, E33, E39, E41, E43, E45, E46, E47, E48, E51a, E51b, E53 and E57 are located wholly or partially over 600m from a public greenspace. The proposed development at these 17 sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.29.8.6 PRow/Cycle Network: Sites E04a, E04b, E05, E15a, E30, E31, E32, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E55, E56 and E57 are located within 600m of the PRow network. Sites E05, E15a, E32, E37a/b, E41, E45, E47, E48, E49, E50, E51a, E51b, E53, E54, E55 and E57 are also located within 600m of a cycle path. The proposed development at these 27 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. Site E33 is located over 600m from the PRow and cycle networks, and therefore, the proposed development at this site could potentially have a minor negative impact on pedestrian and cycle access.

B.29.9 SA Objective 9 – Cultural Heritage

B.29.9.1 Grade I Listed Building: Site E43 is located approximately 280m from the Grade I Listed Buildings ‘The Conservatory’ and ‘Hilton Hall’. The proposed development at this site could potentially have a minor negative impact on the setting of these Listed Buildings.

B.29.9.2 Grade II* Listed Building: Site E39 is located approximately 230m from the Grade II* Listed Building ‘Moseley Old Hall and attached garden walls, gatepiers and gate’ and approximately 330m from ‘Moseley Hall’. Site E38 is located approximately 350m from ‘Moseley Hall’. Site E56 is located approximately 150m from ‘Holbeache House’. The proposed development at these three sites could potentially have a minor negative impact on the setting of these Listed Buildings.

B.29.9.3 Grade II Listed Building: Site E30 coincides with the Grade II Listed Building ‘Dunston Farmhouse’, is located adjacent to ‘Dunston House’ and approximately 30m from ‘Church of St Leonard’. The proposed development at this site could potentially result in direct adverse impacts on ‘Dunston Farmhouse’, and as such, a major negative impact would be expected. Site E05 is located approximately 270m from four Grade II Listed Buildings including ‘Acton Mill Farmhouse’ and ‘Acton Mill Bridge’. Site E33 is located adjacent to the Listed Buildings ‘Wharf Cottage’ and ‘The Round House’. Site E37a/b is located adjacent to ‘Staffordshire and Worcestershire Canal Number 71 (Cross Green Bridge)’. Site E46 is located adjacent to ‘Aspley Farmhouse’. Site E56 is located approximately 90m from ‘The Old Rectory’ and 110m from ‘Church of St Michael’. Site E57 is located approximately 60m from ‘Acton Trussell Bridge’. Site E15a is located approximately 240m from ‘Chapel Farmhouse’. Site E39 is located approximately 200m from ‘Moseley Old Hall Cottage’. Site E53 is located approximately 220m from ‘Shropshire Union Canal Aqueduct carrying canal over River Penk at N.G.R. SJ 8888103654’. Site E38 is located approximately 340m from ‘Coach House adjacent to Moseley Hall’. Site E43 is located approximately 300m from ‘Coach House and Stable Block approximately 50 yards north east of Hilton Hall’. The proposed development at these eleven sites could potentially have a minor negative impact on the setting of these Listed Buildings.

- B.29.9.4 Conservation Area:** Site E56 is located approximately 50m from Himley Conservation Area. The proposed development at this site could potentially alter the setting of this Conservation Area and, as a result, have a minor negative impact on the historic environment.
- B.29.9.5 Scheduled Monument:** Site E33 is located approximately 570m from ‘Roman fort W of Eaton House’ SM, and approximately 650m from ‘Roman camp, Kinvaston’ SM. These SMs are both identified as Heritage at Risk, with the condition of ‘Roman fort W of Eaton House’ currently ‘unknown’¹, and the ‘Roman camp, Kinvaston’ condition currently ‘generally unsatisfactory but with significant localised problems’². Due to the large size of this site, the proposed development could potentially have a minor negative impact on the setting of these SMs.
- B.29.9.6 Registered Park and Garden:** Site E56 is located approximately 50m from ‘Himley Hall’ RPG. The proposed development at this site could potentially have a minor negative impact on the setting of this RPG.
- B.29.9.7 Archaeology:** Sites E04a, E04b, E05, E15a, E30, E32, E33, E37a/b, E41, E46, E47, E48, E50, E53, E56 and E57 coincide with numerous archaeological features, including ‘Hilton Park’, ‘Greensforge Pennocrucium Roman Road (Pennocrucium Part)’ and ‘ridge and furrow’, to name a few. Sites E31, E38, E42, E43, E45, E51b, E52, E54 and E55 are located adjacent to numerous archaeological features. The proposed development at these 25 sites could potentially alter the setting of these archaeological features, and as such, have a minor negative impact on the local historic environment.
- B.29.9.8 Historic Character:** Sites E42, E48, E49, E50, E52, E54, E55 and E57 are located within an area of medium historic value. The proposed development at these eight sites could potentially have a minor negative impact on the local historic character.
- B.29.10 SA Objective 10 – Transport & Accessibility**
- B.29.10.1 Bus Stop:** Site E04a, E04b, E05 and E57 are located within the target distance to a bus stop at Swan Lane and the A449, providing regular services. The proposed development at these four sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites E15a, E30, E31, E32, E33, E37a/b, E38, E39, E41, E42, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E55 and E56 are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed

¹ Historic England (2017) Heritage at Risk. Roman fort west of Eaton House, Brewwood and Coven – South Staffordshire. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/35747> [Date Accessed: 30/06/21]

² Historic England (2017) Heritage at Risk. Roman fort west of Eaton House, Brewwood and Coven – South Staffordshire. Available at: <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/36195> [Date Accessed: 30/06/21]

development at these 24 sites could potentially have a minor negative impact on site end users' access to bus services.

B.29.10.2 Railway Station: All proposed employment sites are located wholly or partially outside the target distance to the nearest railway stations. Therefore, the proposed development at these 28 sites would be likely to have a minor negative impact on site end users' access to rail services.

B.29.10.3 Pedestrian Access: Sites E04a, E04b, E05, E15a, E30, E31, E33, E37a/b, E38, E39, E43, E45, E46, E47, E48, E49, E52, E54, E55, E56 and E57 are well connected to the existing footpath network. The proposed development at these 21 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites E32, E41, E42, E50, E51a, E51b and E53 currently have poor access to the surrounding footpath network. The proposed development at these seven sites could potentially have a minor negative impact on local accessibility.

B.29.10.4 Road Access: Site E42 is not accessible from the current road network. Therefore, the proposed development at this site could potentially result in a minor negative impact on accessibility. Sites E04a, E04b, E05, E15a, E30, E31, E32, E33, E37a/b, E38, E39, E41, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E55, E56 and E57 are well connected to the existing road network. The proposed development at these 27 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.29.10.5 Local Services: Site E42 is located within the target distance to The Food Warehouse in Linkway Retail Park. Site E55 is located within the target distance to Sainsbury's in Wombourne. Therefore, the proposed development at these two sites would be expected to have a minor positive impact on site end users' access to local services. Sites E04a, E04b, E05, E15a, E30, E31, E32, E33, E37a/b, E38, E39, E41, E43, E45, E46, E47, E48, E49, E50, E51a, E51b, E52, E53, E54, E56 and E57 are located outside the target distance to the nearest convenience stores. The proposed development at these 26 sites could potentially have a minor negative impact on the access of site end users to local services.

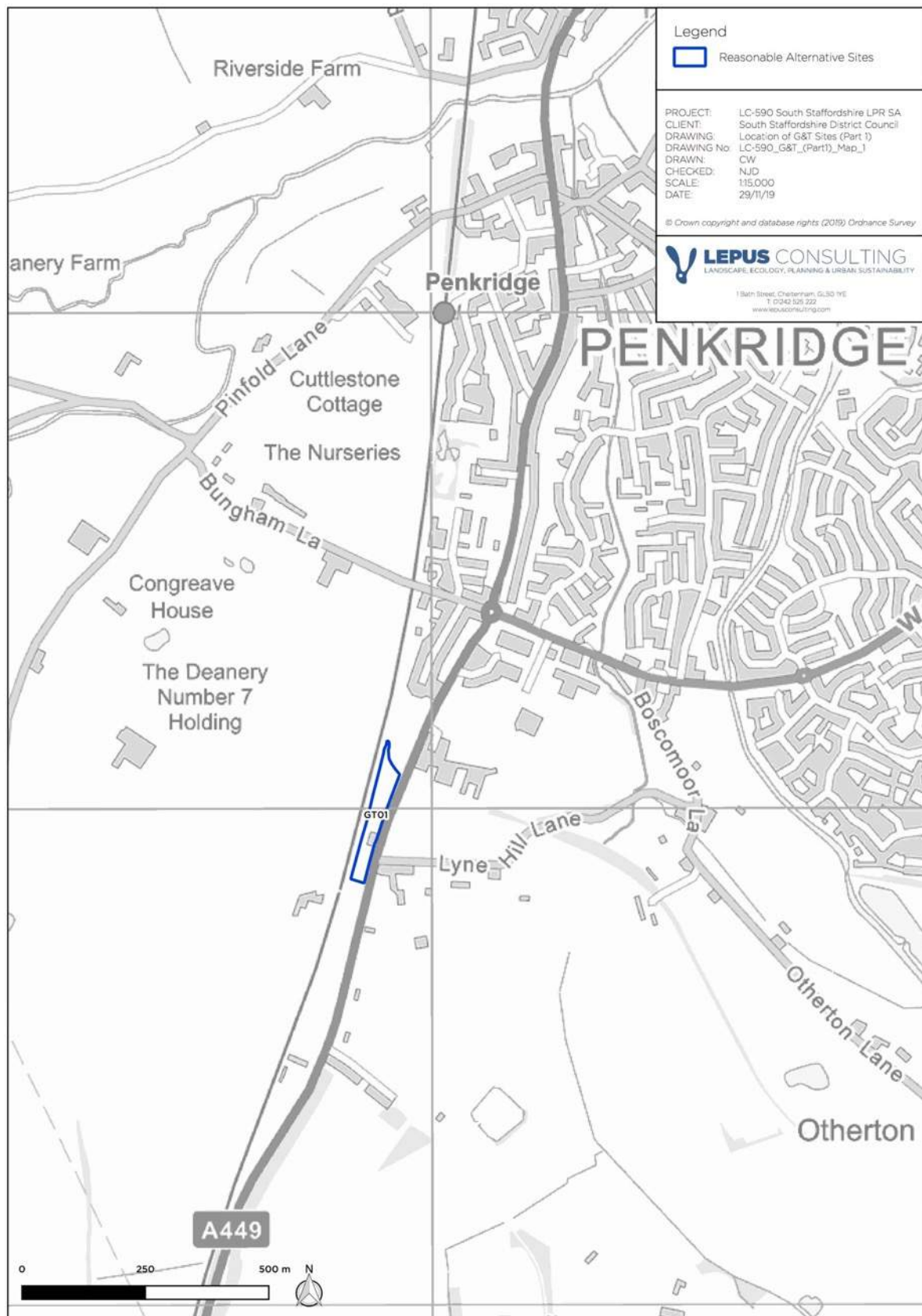
B.29.11 SA Objective 11 – Education

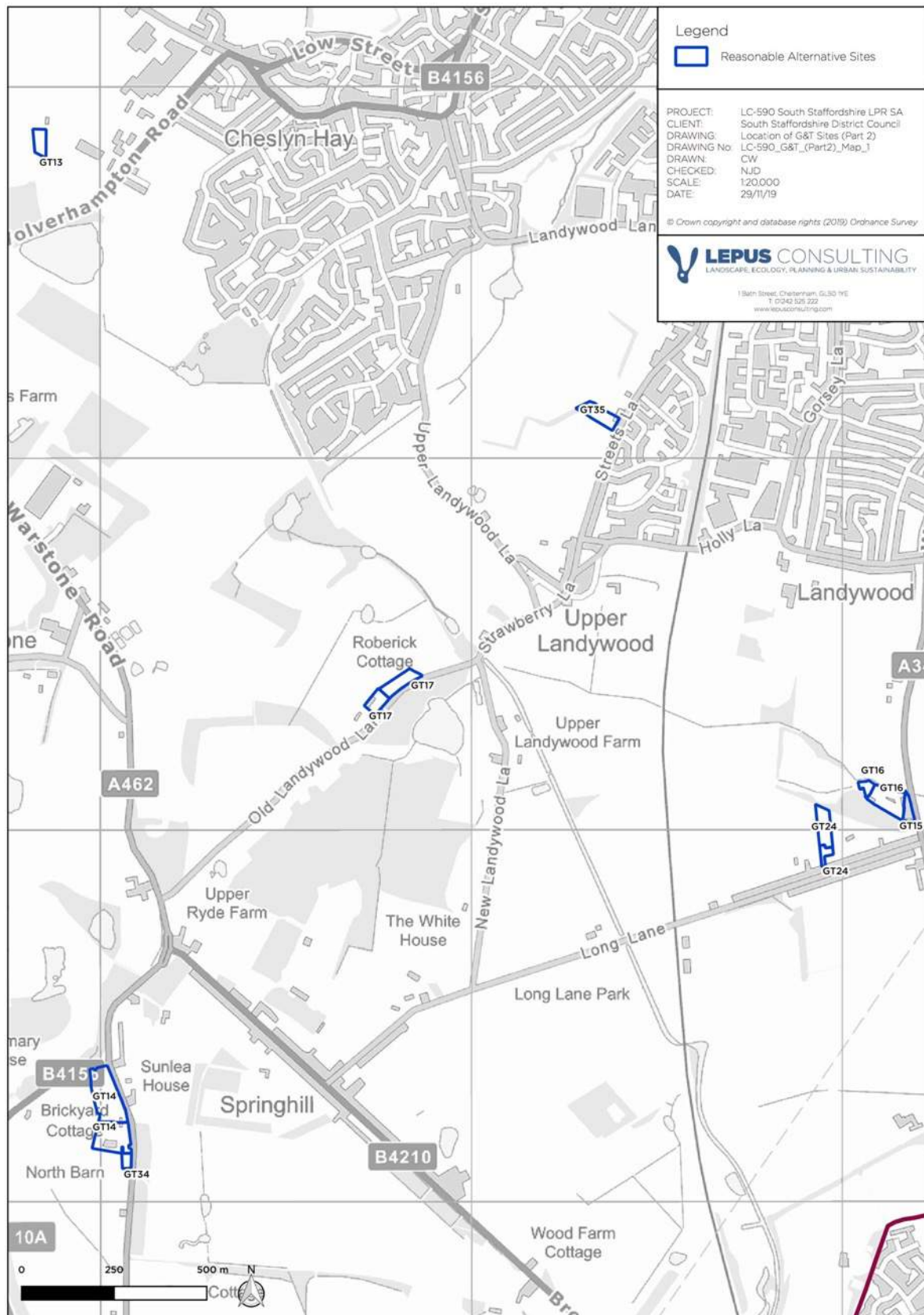
B.29.11.1 Primary/Secondary School: The 28 sites in this cluster are proposed for employment end use, and therefore, have not been assessed under the Education objective.

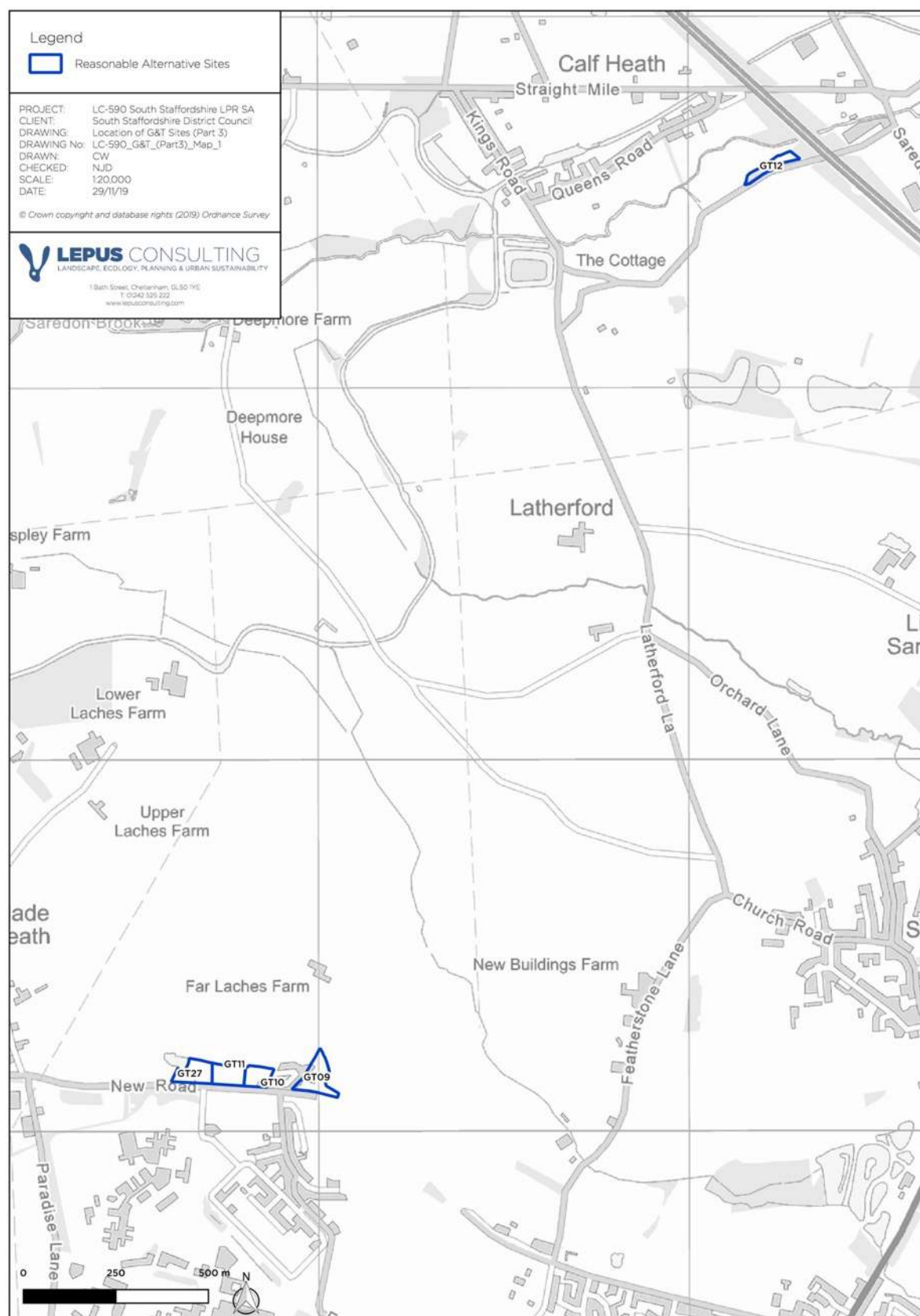
B.29.12 SA Objective 12 – Economy

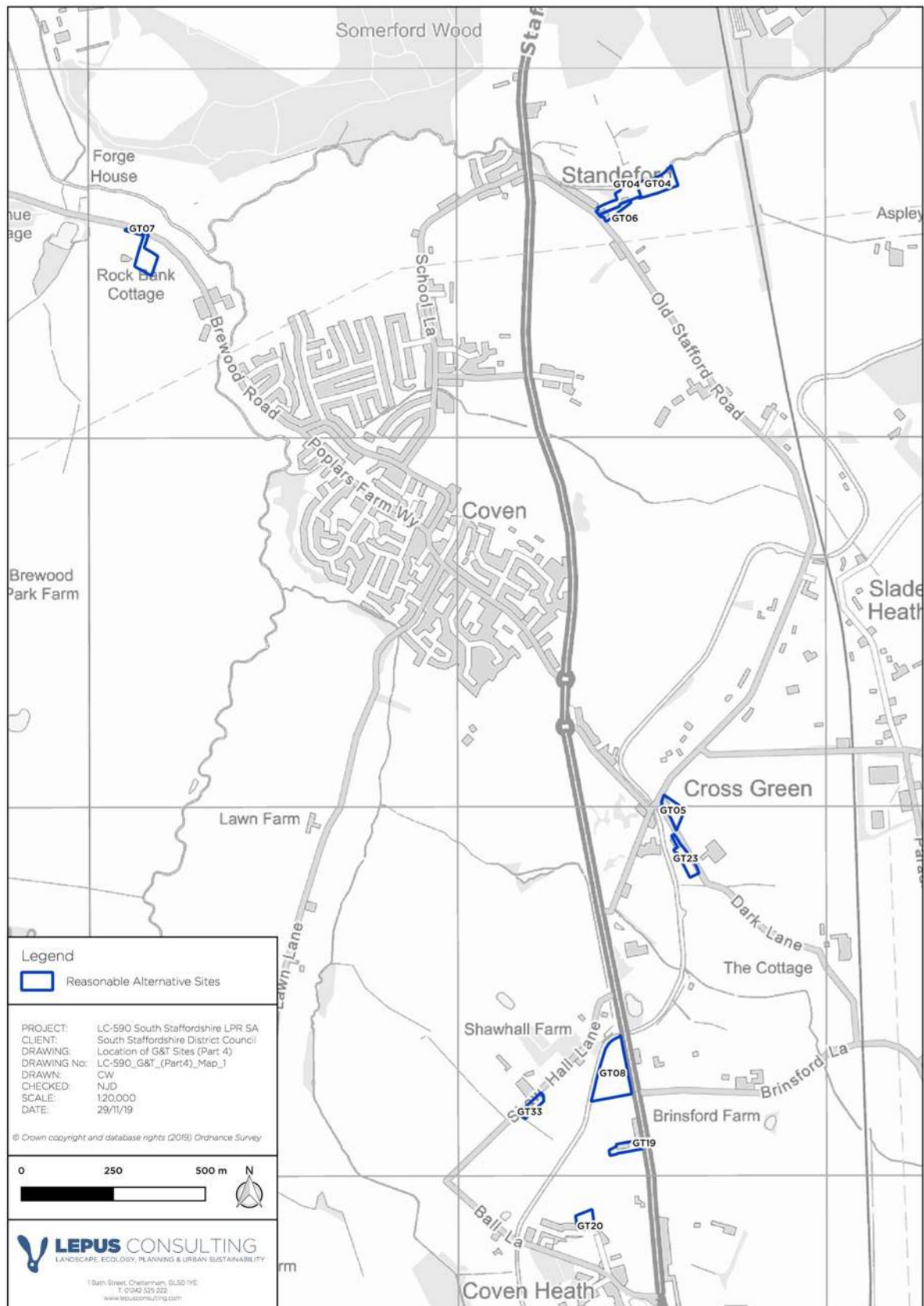
- B.29.12.1 Employment Floorspace:** All sites in this cluster are proposed for employment end use. The proposed development at these 28 sites would be expected to result in a net gain in employment floorspace and provide local employment opportunities. Therefore, a major positive impact on the local economy would be expected.

B.30 Gypsy and Traveller Sites

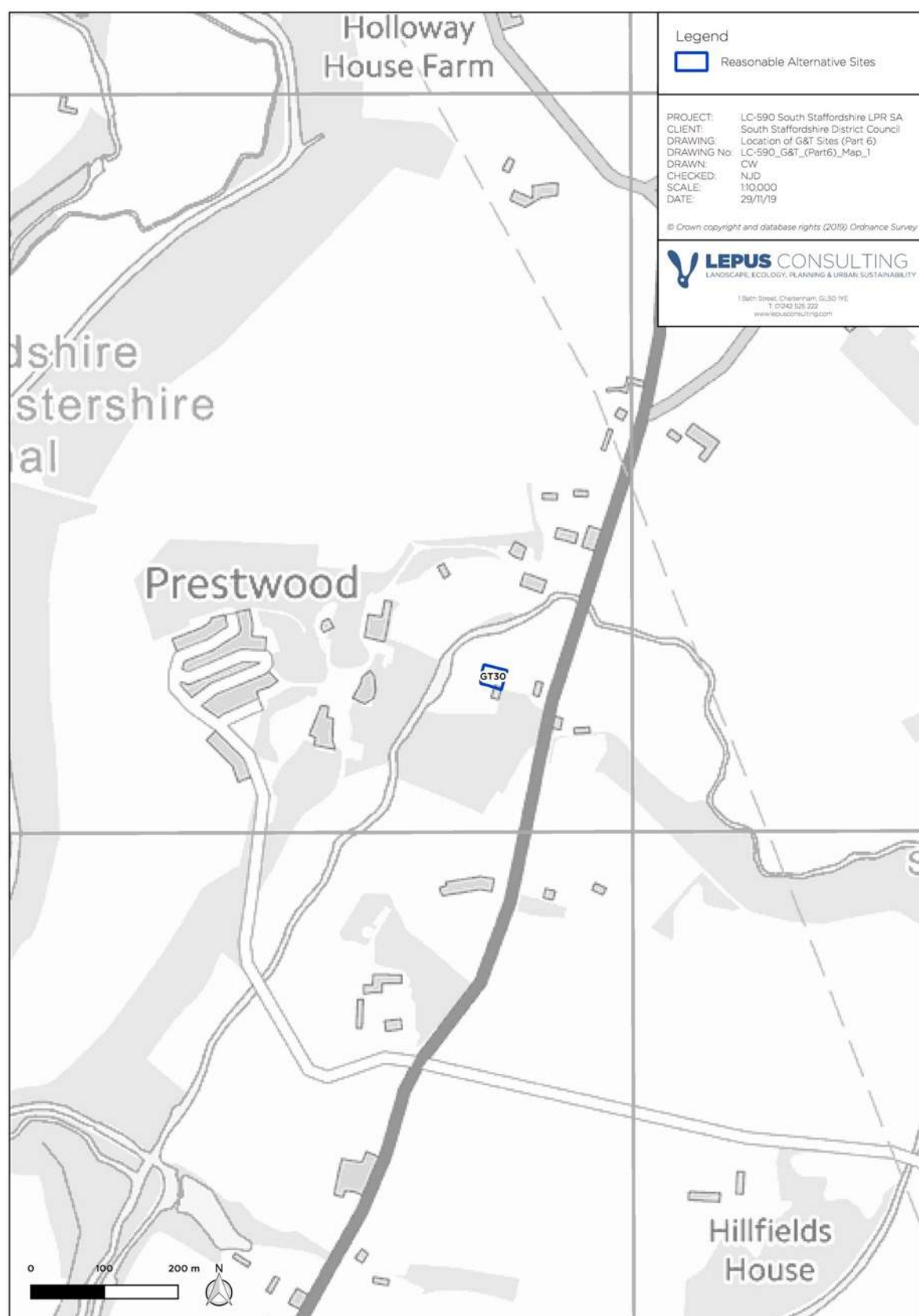


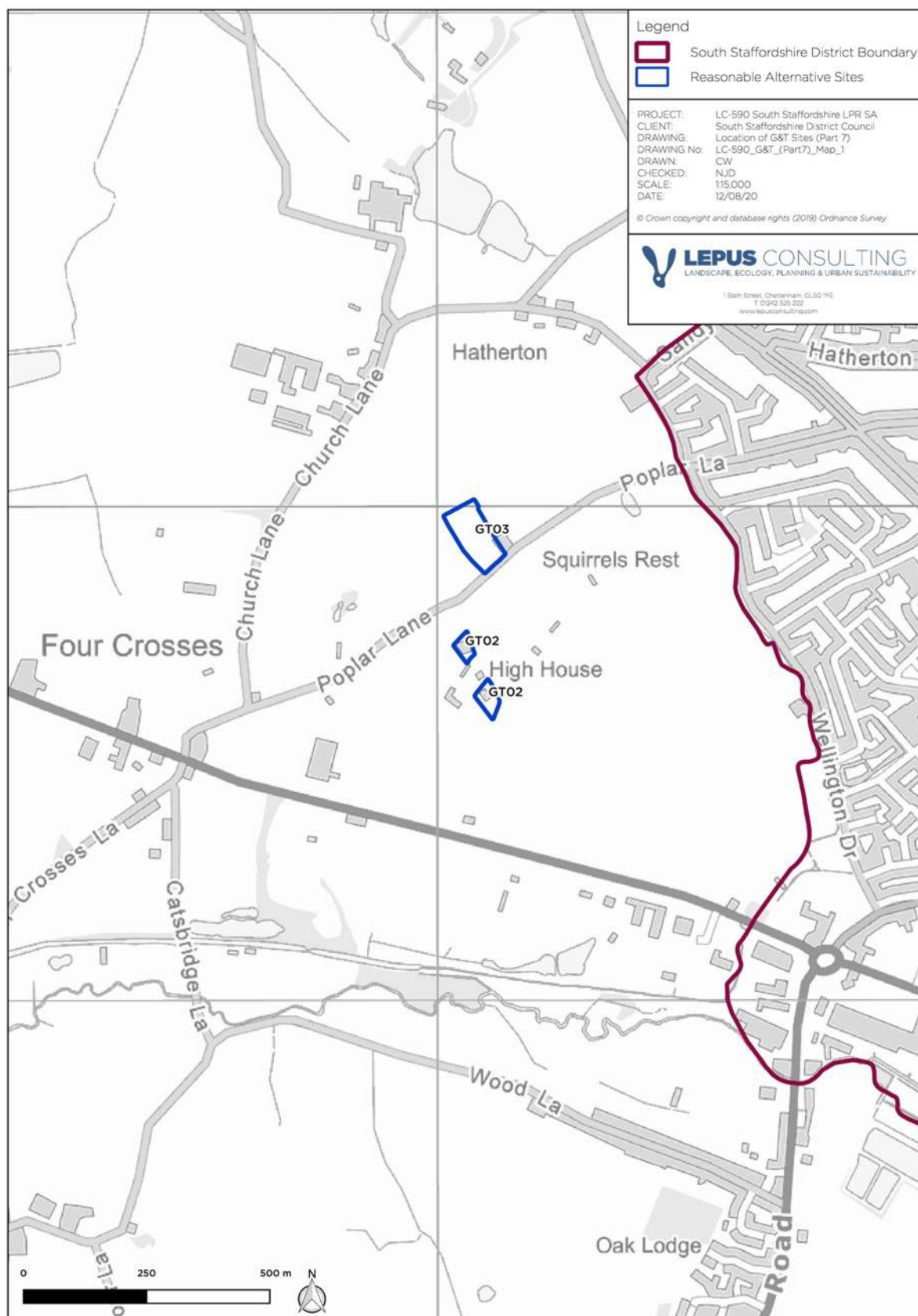


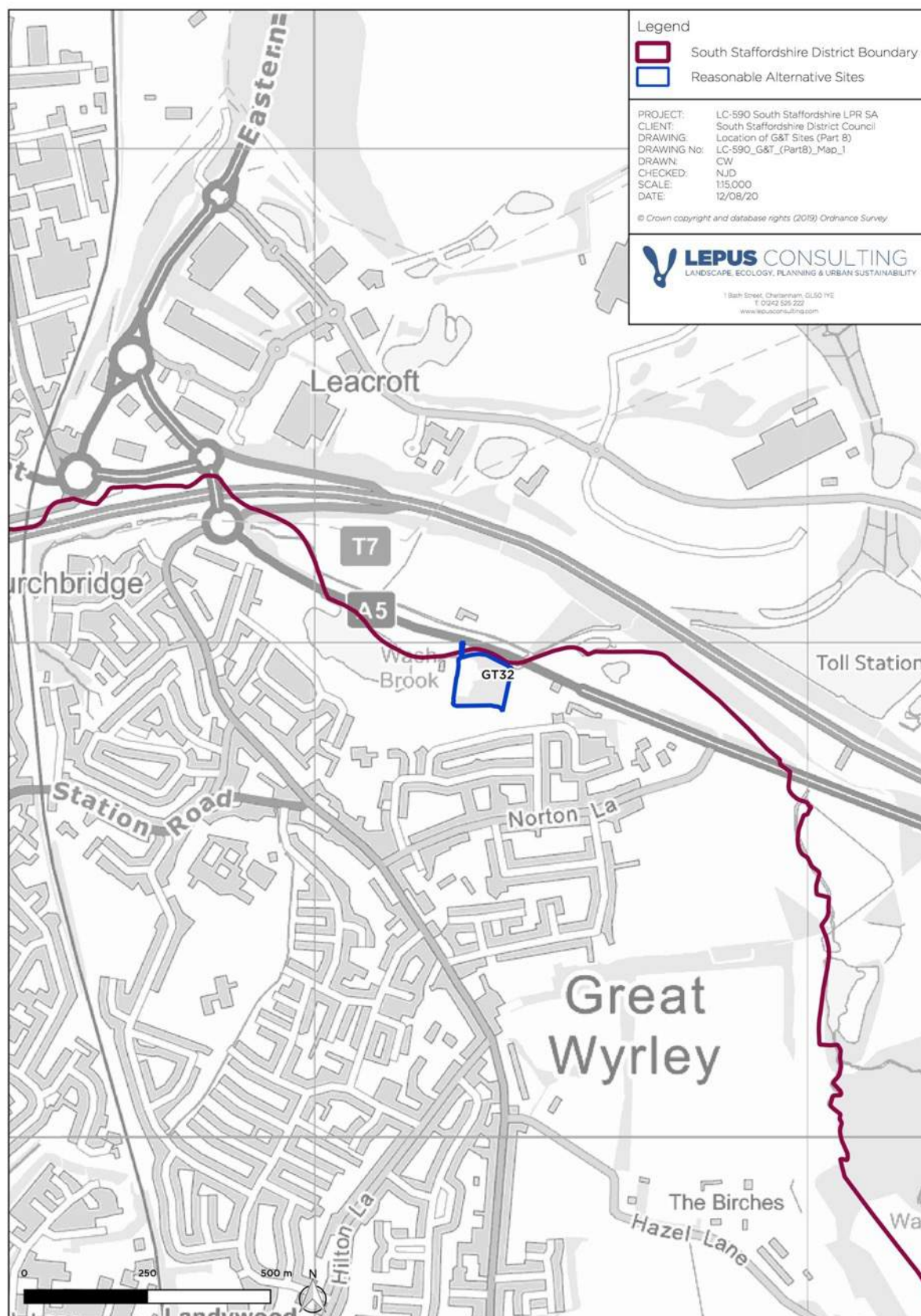


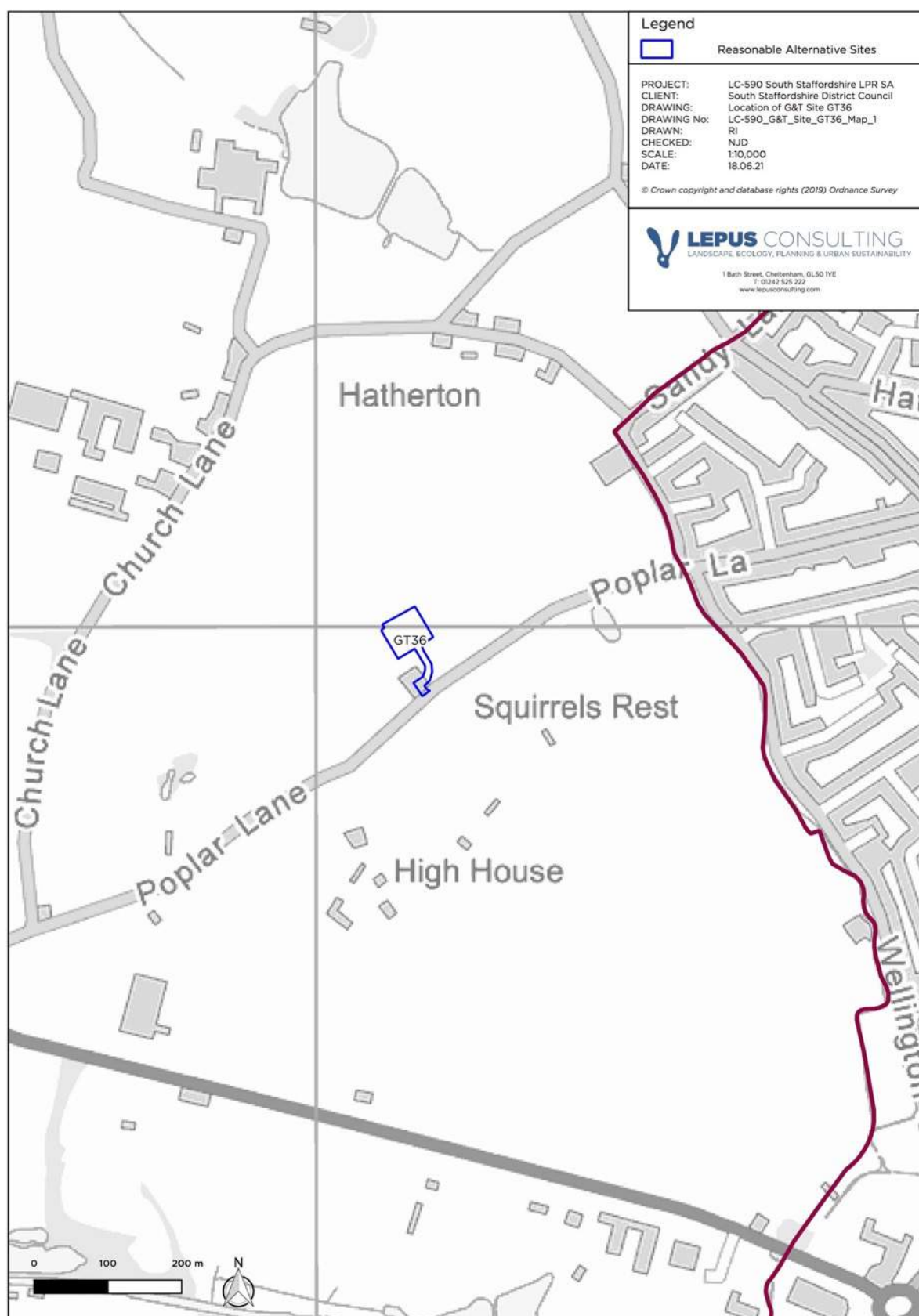


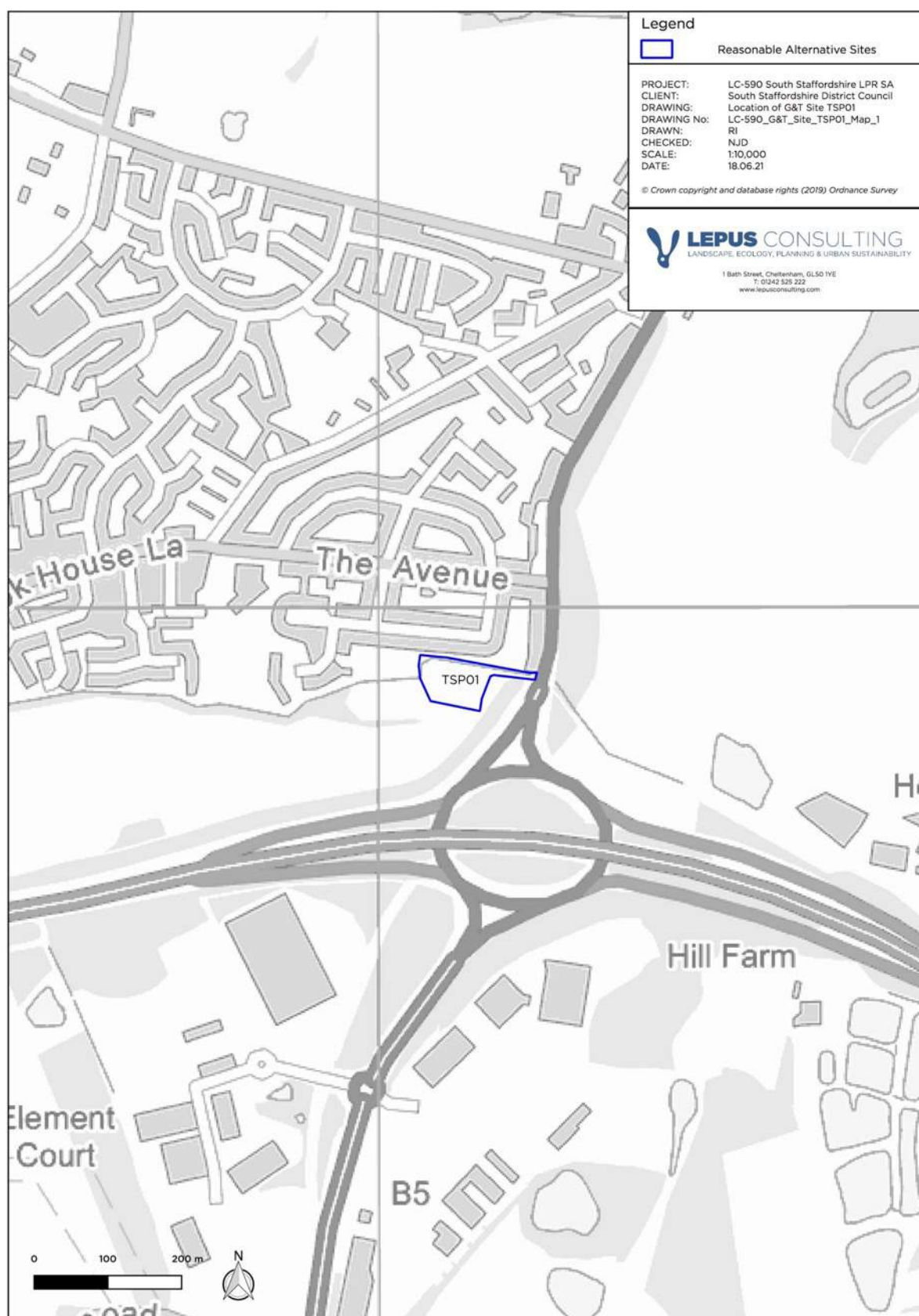












Gypsy and Traveller Sites

See the Gypsy and Traveller Sites maps for locations of each site.

Site Reference	Site Address	Site use	Area (ha)
GT01	New Acres Stables, Penkridge	Gypsy and Traveller	0.83
GT02	High House Poplar Lane, Hatherton	Gypsy and Traveller	0.37
GT03	New Stables, Poplar Lane, Hatherton	Gypsy and Traveller	0.13
GT04	Pool House Barn, Slade Heath	Gypsy and Traveller	0.83
GT05	Granary Cottage, Slade Heath	Gypsy and Traveller	0.28
GT06	The Spinney, Slade Heath	Gypsy and Traveller	0.14
GT07	The Bungalow, Rockbank	Gypsy and Traveller	0.39
GT08	Brinsford Bridge, Coven Heath	Gypsy and Traveller	1.16
GT09	Oak Tree Caravan Park	Gypsy and Traveller	0.67
GT10	St James Caravan Park, Featherstone	Gypsy and Traveller	0.37
GT11	Fishponds Caravan Park, Featherstone	Gypsy and Traveller	0.47
GT12	Malthouse Lane, Calf Heath	Gypsy and Traveller	0.33
GT13	Hospital Lane, Cheslyn Hay	Gypsy and Traveller	0.23
GT14	Brickyard Cottage, Essington	Gypsy and Traveller	1.75
GT15	Walsall Road, Newtown	Gypsy and Traveller	0.15
GT16	Clee Park, Newtown	Gypsy and Traveller	0.68
GT17	The Stables, Old Landywood Lane	Gypsy and Traveller	0.59
GT18	Pool House Road, Wombourne	Gypsy and Traveller	0.09
GT19	1a Stafford Road	Gypsy and Traveller	0.21
GT20	Land at Ball Lane	Gypsy and Traveller	0.18
GT23	Glenside, Dark Lane, Slade Heath	Gypsy and Traveller	0.27
GT24	59a Long Lane, Newtown, WS6 6AT	Gypsy and Traveller	0.48
GT27	Land off New Road adj Fishponds	Gypsy and Traveller	0.53
GT30	Rose Meadow, Prestwood	Gypsy and Traveller	0.09
GT32	Kingswood Colliery, Watling Street, Great Wyrley, WS11 3JY	Gypsy and Traveller	1.04
GT33	Shaw Hall Lane, Coven Heath,	Gypsy and Traveller	0.18
GT34	Anvil Park (south of Brickyard Cottage)	Gypsy and Traveller	0.11
GT35	Site to the rear of 122 Streets Lane, Great Wyrley	Gypsy and Traveller	0.38
GT36	Squirrels Rest, Poplar Lane, Hatherton	Gypsy and Traveller	0.35
TSP01	Dobsons Yard (Intensification of existing site)	Gypsy and Traveller	0.61

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
GT01	+/-	+	-	--	-	+	+/-	-	-	-	--	--
GT02	+/-	--	-	--	0	+	+/-	-	0	-	--	--
GT03	+/-	+	-	-	0	+	+/-	-	0	-	--	--
GT04	+/-	--	-	--	-	-	+/-	-	-	-	--	+
GT05	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT06	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT07	+/-	+	-	--	-	+	+/-	-	-	-	--	--
GT08	+/-	--	-	--	-	+	+/-	-	-	-	--	+
GT09	+/-	-	-	0	-	+	+/-	-	0	-	--	+
GT10	+/-	-	-	0	-	+	+/-	-	-	-	--	+
GT11	+/-	-	-	0	-	+	+/-	-	-	-	--	+
GT12	+/-	--	-	--	-	-	+/-	-	0	-	--	--
GT13	+/-	+	-	--	0	+	+/-	-	-	-	++	--
GT14	+/-	-	-	--	-	-	+/-	-	-	-	--	+
GT15	+/-	-	-	0	-	+	+/-	-	-	-	-	-
GT16	+/-	+	-	0	-	+	+/-	-	-	-	-	-
GT17	+/-	+	-	-	0	-	+/-	-	-	-	--	--
GT18	+/-	+	+/-	-	-	+	+/-	-	-	-	++	--
GT19	+/-	-	-	--	-	+	+/-	-	-	-	--	+
GT20	+/-	+	-	-	-	-	+/-	-	0	-	--	+
GT23	+/-	+	-	--	-	+	+/-	-	-	-	--	+
GT24	+/-	-	-	-	0	-	+/-	-	-	-	-	-
GT27	+/-	--	-	-	-	-	+/-	-	-	-	--	+
GT30	+/-	--	+/-	--	-	+	+/-	-	-	-	--	--
GT32	+/-	--	-	-	-	+	+/-	-	-	-	++	--
GT33	+/-	+	-	--	-	+	+/-	-	0	-	--	--
GT34	+/-	+	-	--	-	+	+/-	-	0	-	--	-
GT35	+/-	+	-	-	0	-	+/-	-	-	-	-	+
GT36	+/-	-	-	--	0	+	+/-	-	0	-	--	-
TSP01	+/-	+	-	-	-	+	+/-	-	-	-	-	+

B.30.1 SA Objective 1 – Climate Change Mitigation

B.30.1.1 See **section 3.1**.

B.30.2 SA Objective 2 – Climate Change Adaptation

B.30.2.1 **Fluvial Flooding:** Sites GT04, GT30 and GT32 are located wholly or partially within Flood Zones 2 and 3. The proposed development at these three sites could potentially locate some site end users in areas at risk of fluvial flooding, and therefore, a major negative impact would be expected. Site GT12 is located wholly within Flood Zone 2. The proposed development at this site could potentially locate site end users in areas at risk of fluvial flooding, and therefore, a minor negative impact would be expected. Sites GT01, GT02, GT03, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT13, GT14, GT15, GT16, GT17, GT18, GT19, GT20, GT23, GT24, GT27, GT33, GT34, GT35, GT36 and TSP01 are located wholly within Flood Zone 1. A minor positive impact would be expected at these 26 sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding.

B.30.2.2 **Surface Water Flooding:** A proportion of Sites GT02, GT08, GT12 and GT27 coincide with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at these four sites would be expected to have a major negative impact on pluvial flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations. A proportion of Site GT14 coincides with areas determined to be at low and medium risk of surface water flooding, and a proportion of Sites GT09, GT10, GT11, GT15, GT19, GT24 and GT36 coincide with areas determined to be at low risk of surface water flooding. The proposed development at these seven sites would be expected to have a minor negative impact on pluvial flood risk, as development would be likely to locate site end users in areas at risk of surface water flooding, as well as exacerbate pluvial flood risk in surrounding locations.

B.30.3 SA Objective 3 - Biodiversity & Geodiversity

B.30.3.1 **Natura 2000:** Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT19, GT20, GT23, GT24, GT27, GT32, GT33, GT34, GT35, GT36 and TSP01 are located within 15km of 'Cannock Chase' SAC. A minor negative impact would be expected as a result of the proposed development at these 28 sites, due to the increased risk of development-related threats and pressures on these European designated sites.

B.30.3.2 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

B.30.3.3 SSSI IRZ: Several SSSIs are located in close proximity to the proposed Gypsy and Traveller sites, including ‘Four Ashes Pit’ SSSI, ‘Stowe Pool and Walk Mill Clay Pit’ SSSI, ‘Big Hyde Rough’ SSSI and ‘Highgate Common’ SSSI. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT19, GT20, GT23, GT24, GT27, GT32, GT33, GT34, GT35, GT26 and TSP01 are located within an IRZ which states that *“any residential developments outside of existing settlements/urban areas with a total net gain in residential units”* should be consulted on. Therefore, the proposed development at these 28 sites could potentially have a minor negative impact on the features for which these SSSIs have been designated.

B.30.3.4 Ancient Woodland: Site GT14 is located approximately 20m from ‘Essington Wood’ ancient woodland, and Site GT34 is located approximately 250m from this ancient woodland. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.

B.30.3.5 LNR: Site GT17 is located approximately 100m from ‘Wyrley and Essington Canal’ LNR. The proposed development at this site could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures. Site GT18 is located approximately 200m from ‘Wom Brook Walk’ LNR. However, due to the nature of this LNR, the proposed development at this site would be expected to have a negligible impact on the LNR.

B.30.3.6 SBI: Site GT32 is located adjacent to ‘Bridgetown Subsidence Pools, Cannock’ SBI. The proposed development at this site could potentially have a minor negative impact on this SBI, due to an increased risk of development-related threats and pressures.

B.30.3.7 Priority Habitat: Sites GT12 and GT24 coincide with deciduous woodland priority habitat. The proposed development at these two sites could potentially result in the loss of these habitats, and therefore, have a minor negative impact on the overall presence of priority habitats in the Plan area.

B.30.4 SA Objective 4 – Landscape & Townscape

B.30.4.1 AONB: Site GT36 is partially developed and located approximately 400m south of Cannock Chase AONB. The proposed development at this site could potentially have a minor negative impact on the AONB due to the proposed expansion of the developed site area. Sites GT02 and GT03 are located approximately 600m south of this AONB. However, these sites comprise existing Gypsy and Traveller sites, and as such, the proposed development at these two sites would be expected to have a negligible impact on the setting of the AONB.

B.30.4.2 Green Belt Harm: The release of Green Belt land at Sites GT02, GT08, GT19, GT33 and GT36 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes

- of the Green Belt. Development of Sites GT04, GT05, GT06, GT07, GT12, GT13, GT14, GT23 and GT34 could cause 'high' levels of harm to the purposes of the Green Belt. Additionally, development of Site GT01 could cause 'moderate-high' levels of harm to the purposes of the Green Belt. Therefore, development of these 15 sites is assessed as having a potentially major negative impact.
- B.30.4.3 Development of Sites GT18, GT20, GT35 and TSP01 are considered to result in 'moderate' harm to the Green Belt purposes. Additionally, development of Site GT32 could cause 'low-moderate' harm to the Green Belt purposes. Therefore, development of these five sites is assessed as having a minor negative impact.
- B.30.4.4 Sites GT03, GT09, GT10, GT11, GT15, GT16, GT17, GT24, GT27 and GT30 were not assessed by the Green Belt study. Development of these ten sites are assessed as having a negligible impact.
- B.30.4.5 **Landscape Sensitivity:** Sites GT01, GT07 and GT30 are considered by the Landscape Sensitivity Study to be within an area of 'moderate-high' landscape sensitivity. Development of these three sites have been assessed as having a potentially major negative impact.
- B.30.4.6 Sites GT02, GT03, GT04, GT05, GT06, GT23, GT35 and GT36 are assessed as being within an area of 'moderate' landscape sensitivity. Additionally, Sites GT08, GT13, GT18, GT19, GT20, GT33 and TSP01 are assessed as being within an area of 'low-moderate' landscape sensitivity. Therefore, development of these 15 sites have been assessed as having a potentially minor negative impact.
- B.30.4.7 Sites GT14 and GT34 are assessed as being within an area of 'low' landscape sensitivity. Additionally, Sites GT09, GT10, GT11, GT12, GT15, GT16, GT17, GT24, GT27 and GT32 were not assessed by the Landscape Sensitivity Study. Development of these 12 sites is assessed as having a negligible impact.
- B.30.4.8 **Landscape Character:** Site GT01 is located within the RCA 'Staffordshire Plain' and the LCT 'Ancient Clay Farmlands'. The characteristic landscape features of this LCT include "*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*".
- B.30.4.9 Sites GT02, GT03, GT13, GT14, GT34 and GT36 are located within the RCA 'Cannock Chase and Cankwood' and the LCT 'Settled Plateau Farmland Slopes'. The characteristic landscape features of this LCT are "*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*".

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- B.30.4.10 Sites GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT19, GT20, GT23, GT27 and GT33 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Heathlands’. The characteristic landscape features of this LCT are “*mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands*”.
- B.30.4.11 Sites GT15, GT16, GT17 and GT24 are located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Coalfield Farmlands’. The characteristic landscape features of this LCT are “*flat landform, mixed arable and pasture farming; heathy pioneer woodlands; commons; medium scale hedged field pattern; hedgerow oaks; well treed brook courses; narrow winding lanes; [and] canal*”.
- B.30.4.12 Site GT18 is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Sandstone Hills and Heaths’. The characteristic landscape features of this LCT are “*small winding lanes; irregular hedged field pattern; stunted hedgerow oaks; [and] pronounced rounded landform*”.
- B.30.4.13 Site GT30 is located within the RCA ‘Mid Severn Sandstone Plateau’ and the LCT ‘Sandstone Estatelands’. The characteristic landscape features of this LCT are “*estate plantations; heathy ridge woodlands; hedgerow oaks; well treed stream valleys; smooth rolling landform with scarp slopes; red brick farmsteads and estate cottages; mixed intensive arable and pasture farming; large hedged fields; halls and associated parkland; [and] canal*”.
- B.30.4.14 Sites GT01, GT02, GT03, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT13, GT15, GT16, GT18, GT19, GT23, GT30, GT33 and GT34 comprise previously developed land, and therefore, the proposed development at these 19 sites would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment. The proposed development at Sites GT04, GT12, GT14, GT17, GT20, GT24, GT27 and GT36 could potentially be discordant with the key characteristics of the associated LCTs. Therefore, a minor negative impact on the local landscape character would be expected at these eight sites.
- B.30.4.15 Sites GT32 and GT35 are located in areas outside the scope of the character assessment, and as such, would be expected to have a negligible impact on the characteristics identified in the published landscape character assessment.
- B.30.4.16 **Views from the PRoW Network:** Site GT36 is located adjacent to a PRoW and GT12 is located in close proximity to a PRoW. The proposed development at these sites could potentially alter the views experienced by users of these footpaths. As a result, a minor negative impact on the local landscape would be expected.
- B.30.4.17 **Views for Local Residents:** The proposed development at Sites GT04, GT14, GT17, GT20, GT24, GT27, GT30, GT36 and TSP01 could potentially alter the views experienced by local
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residents, including those on Old Stafford Road, Bursnips Road and Meadow Lane. Therefore, a minor negative impact on the local landscape would be expected.

- B.30.4.18 Urbanisation of the Countryside:** Sites GT04, GT12, GT14, GT17, GT24, GT27, GT35 and GT36 are located in the open countryside surrounding settlements. The proposed development at these eight sites would be likely to contribute towards urbanisation of the surrounding countryside and therefore, have a minor negative impact on the local landscape.

B.30.5 SA Objective 5 – Pollution & Waste

- B.30.5.1 AQMA:** Site GT32 is located adjacent to 'CCDC AQMA 2'. The proposed development at this site would be likely to locate site end users in areas of existing poor air quality and therefore, a minor negative impact on local air quality would be expected.

- B.30.5.2 Main Road:** Sites GT01, GT08, GT12, GT14, GT15, GT16, GT19, GT20, GT30, GT32, GT34 and GT36 are located wholly or partially within 200m of various main roads, including the A34, A35, A449, A462 or M6. The proposed development at these 12 sites could potentially expose some site end users to higher levels of transport associated air and noise pollution. Traffic using this network of main roads would be expected to have a minor negative impact on air quality and noise at these sites.

- B.30.5.3 Railway Line:** Site GT01 is located adjacent to the railway line linking Wolverhampton to Stafford. The proposed development at this site could potentially expose site end users to higher levels of noise pollution and vibrations associated with this railway line. A minor negative impact would therefore be expected.

- B.30.5.4 Groundwater SPZ:** Sites GT01, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT18, GT19, GT20, GT23, GT27, GT30 and GT33 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these 16 sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.

- B.30.5.5 Watercourse:** Sites GT04, GT05, GT06, GT07, GT08, GT12, GT19, GT20, GT23, GT30, GT32 and GT33 are located within 200m of various watercourses, including the Saredon Brook, Staffordshire and Worcestershire Canal, River Penk or River Stour. The proposed development at these twelve sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

B.30.6 SA Objective 6 – Natural Resources

- B.30.6.1 Previously Developed Land:** Sites GT01, GT02, GT03, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT13, GT15, GT16, GT18, GT19, GT23, GT30, GT32, GT33, GT34 and TSP01 comprise previously developed land. The proposed development at these 21 sites would be classed

as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites GT04, GT12, GT14, GT17, GT20, GT24, GT27, GT35 and GT36 partially comprise previously undeveloped land. The proposed development at these nine sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils.

- B.30.6.2 **ALC:** Sites GT04, GT12, GT14, GT20, GT24, GT27 and GT36 are situated on ALC Grades 2 or 3 land, which are considered to be some of South Staffordshire's BMV land. Therefore, a minor negative impact would be expected as a result of the proposed development at these seven sites, due to the loss of this agriculturally important natural resource. Site GT17 and a proportion of Site GT35 are situated on ALC Grade 4 land, which is considered to be poor quality agricultural land. A proportion of Site GT35 is also situated on 'urban' land. Therefore, a minor positive impact would be expected at these two sites, as the proposed development would be likely to help prevent the loss of BMV land across the Plan area.

B.30.7 SA Objective 7 – Housing

- B.30.7.1 See **section 3.7**.

B.30.8 SA Objective 8 – Health & Wellbeing

- B.30.8.1 **NHS Hospital:** The closest NHS hospitals with an A&E department to the proposed Gypsy and Traveller sites are New Cross Hospital and Manor Hospital, located to the south. Site TSP01 is located approximately 4.6km from New Cross Hospital and therefore could have a minor positive impact on site end users' access to these essential health facilities. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT18, GT19, GT20, GT23, GT24, GT27, GT30, GT32, GT33, GT34, GT35 and GT36 in this cluster are located outside the target distance to these hospitals. The proposed development at these 29 sites could potentially restrict the access of site end users to these essential health facilities. Therefore, a minor negative impact would be expected.
- B.30.8.2 **GP Surgery:** Site GT18 is located within the target distance to Dale Medical Practice, in Wombourne. Site GT35 is located within the target distance to Wardles Lane Surgery. Site TSP01 is located within the target distance for Featherstone Family Heath Centre. The proposed development at these three sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT19, GT20, GT23, GT24, GT27, GT30, GT32, GT33, GT34 and GT36 are located outside the target distance to the nearest GP surgeries. The proposed development at these 27 sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.

- B.30.8.3 Leisure Centre:** Site GT18 is located within the target distance to Wombourne Leisure Centre. Site GT13 is located within the target distance to Cheslyn Hay Leisure Centre. The proposed development at these two sites would be expected to have a minor positive impact on the access of site end users to these facilities. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT14, GT15, GT16, GT17, GT19, GT20, GT23, GT24, GT27, GT30, GT32, GT33, GT34, GT35, GT36 and TSP01 are located wholly or partially outside the target distance to the nearest leisure facilities, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- B.30.8.4 AQMA:** Site GT32 is located adjacent to 'CCDC AQMA 2'. The proposed development at this site could potentially expose site end users to poor air quality associated with this AQMA, and therefore, have a minor negative impact on health. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT18, GT19, GT20, GT23, GT24, GT27, GT30, GT33, GT34 and GT35 are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users.
- B.30.8.5 Main Road:** Sites GT01, GT08, GT12, GT14, GT15, GT16, GT19, GT20, GT30, GT32, GT34 and TSP01 are located wholly or partially within 200m of various main roads, including the A34, A35, A449, A460, A462 or M6. The proposed development at these eleven sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GT02, GT03, GT04, GT05, GT06, GT07, GT09, GT10, GT11, GT13, GT17, GT18, GT23, GT24, GT27, GT33, GT35 and GT36 are located over 200m from a main road. The proposed development at these 18 sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- B.30.8.6 Access to Public Greenspace:** Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT13, GT14, GT15, GT16, GT17, GT18, GT19, GT20, GT23, GT24, GT27, GT33, GT34, GT35, GT36 and TSP01 are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these 27 sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. Sites GT12, GT30 and GT32 are located over 600m from a public greenspace. The proposed development at these three sites could potentially have a minor negative impact on the access of site end users to outdoor space.

B.30.8.7 PRow/Cycle Network: Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT17, GT18, GT19, GT20, GT23, GT27, GT30, GT32, GT33, GT34, GT35, GT36 and TSP01 are located within 600m of the PRow network. Sites GT05, GT08, GT12, GT14, GT18, GT19, GT20, GT23, GT30, GT32, GT33 and GT34 are also located within 600m of a cycle path. The proposed development at these 27 sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents. Sites GT15, GT16 and GT24 are located over 600m from the PRow and cycle networks, and therefore, the proposed development at these three sites could potentially have a minor negative impact on pedestrian and cycle access.

B.30.9 SA Objective 9 – Cultural Heritage

B.30.9.1 Grade II Listed Building: Site GT05 is located approximately 20m from the Grade II Listed Building ‘Staffordshire and Worcestershire Canal Number 71 (Cross Green Bridge)’. Site GT23 is located approximately 200m from this Listed Building. Site GT14 is located approximately 190m from ‘Chapel Farmhouse’. The proposed development at these three sites could potentially have a minor negative impact on the setting of these Listed Buildings.

B.30.9.2 Archaeology: Sites GT07, GT15, GT16, GT30, GT35 and TSP01 coincide with several archaeological features, including ‘Brewood Park’, ‘Site of Norton Cannock Colliery, South-West of Keepers Cottage, Essington’, ‘Prestwood Park, Kinver’ and ‘Brook South of Featherstone’. Sites GT01, GT04, GT05, GT06, GT08, GT10, GT11, GT13, GT14, GT17, GT19, GT23, GT24, GT27 and GT32 are located adjacent to various archaeological features. The proposed development at these 21 sites could potentially alter the setting of these archaeological features, and as such, have a minor negative impact on the local historic environment.

B.30.9.3 Historic Character: Sites GT16, GT17, GT18, GT35 and TSP01 are located within an area of high historic value. Sites GT01, GT13 and GT32 are located within an area of medium historic value. The proposed development at these seven sites could potentially have a minor negative impact on the local historic character.

B.30.10 SA Objective 10 – Transport & Accessibility

B.30.10.1 Bus Stop: Sites GT01, GT04, GT05, GT06, GT08, GT15, GT16, GT19, GT20, GT23, GT24, GT33, GT35 and TSP01 are located within the target distance to bus stops on Rodbaston Drive, Old Stafford Road, Old Heath House, Somerford Close, Long Lane and Cannock Road, providing regular services. The proposed development at these 14 sites would be likely to have a minor positive impact on site end users’ access to bus services. Sites GT02, GT03, GT07, GT09, GT10, GT11, GT12, GT13, GT14, GT17, GT18, GT27, GT30, GT32, GT34 and GT36 are located wholly or partially outside the target distance to a bus stop providing regular services.

Therefore, the proposed development at these 16 sites could potentially have a minor negative impact on site end users' access to bus services.

B.30.10.2 Railway Station: Site GT01 is located within the target distance to Penkridge Railway Station. Sites GT13, GT15, GT16, GT17, GT24, GT32 and GT35 are located within the target distance to Landywood Railway Station. The proposed development at these eight sites would be expected to have a minor positive impact on site end users' access to rail services. Sites GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT14, GT18, GT19, GT20, GT23, GT27, GT30, GT33, GT34, GT36 and TSP01 are located outside the target distance to the nearest railway stations. Therefore, the proposed development at these 22 sites would be likely to have a minor negative impact on site end users' access to rail services.

B.30.10.3 Pedestrian Access: Sites GT02, GT03, GT04, GT06, GT08, GT09, GT10, GT11, GT13, GT14, GT15, GT16, GT19, GT20, GT24, GT27, GT32, GT34 and TSP01 are well connected to the existing footpath network. The proposed development at these 18 sites would be expected to have a minor positive impact on site end users' opportunities to travel by foot. Sites GT01, GT05, GT07, GT12, GT17, GT18, GT23, GT30, GT33, GT35 and GT36 currently have poor access to the surrounding footpath network. The proposed development at these ten sites could potentially have a minor negative impact on local accessibility.

B.30.10.4 Road Access: All sites in this cluster are well connected to the existing road network. The proposed development at these 30 sites would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

B.30.10.5 Local Services: Sites GT01, GT32 and TSP01 are located within the target distance to Co-op Food in Penkridge, Tesco Express in Great Wyrley and Costcutter in Featherstone, respectively. Therefore, the proposed development at these three sites would be expected to have a minor positive impact on site end users' access to local services. Sites GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT13, GT14, GT15, GT16, GT17, GT18, GT19, GT20, GT23, GT24, GT27, GT30, GT33, GT34, GT35 and GT36 are located outside the target distance to these convenience stores. The proposed development at these 27 sites could potentially have a minor negative impact on the access of site end users to local services.

B.30.11 SA Objective 11 – Education

B.30.11.1 See section 3.7.

B.30.11.2 Primary School: Site GT13 is located within the target distance to Cheslyn Hay Primary School. Sites GT15, GT16, GT24 and GT35 are located within the target distance to Landywood Primary School. Site GT18 is located within the target distance to St Bernadettes Catholic School. Site GT32 is located within the target distance to St Thomas More Catholic Primary School. Site TSP01 is located within the target distance to Featherstone Academy. The proposed development at these eight sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT14, GT17, GT19, GT20, GT23, GT27, GT30, GT33, GT34 and GT36 are located wholly or partially outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these 22 sites would be expected to have a minor negative impact on the access of new residents to primary education.

B.30.11.3 Secondary School: Site GT13 is located within the target distance to Cheslyn Hay High School. Site GT18 is located within the target distance to Ounsdale High School. Site GT32 is located within the target distance to Great Wyrley High School. The proposed development at these three sites would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. Sites GT01, GT02, GT03, GT04, GT05, GT06, GT07, GT08, GT09, GT10, GT11, GT12, GT14, GT15, GT16, GT17, GT19, GT20, GT23, GT24, GT27, GT30, GT33, GT34, GT35, GT36 and TSP01 are located wholly or partially outside the target distance to the nearest secondary schools, and therefore, the proposed development at these 27 sites would be expected to have a minor negative impact on the access of new residents to secondary education.

B.30.12 SA Objective 12 – Economy

B.30.12.1 Access to Employment: Sites GT04, GT05, GT06, GT08, GT09, GT10, GT11, GT14, GT19, GT20, GT23, GT27, GT35 and TSP01 are located in areas with ‘reasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these 14 sites would be expected to have a minor positive impact on site end users’ access to employment. Sites GT15, GT16, GT24, GT34 and GT36 are located in areas with ‘poor’ or ‘unreasonable’ sustainable access to employment opportunities, and therefore, the proposed development at these five sites would be expected to have a minor negative impact on site end users’ access to employment. Sites GT01, GT02, GT03, GT07, GT12, GT13, GT17, GT18, GT30, GT32 and GT33 are located in areas outside of the Rural Services and Facilities Audit. The proposed development at these eleven sites could potentially restrict the access of site end users to employment opportunities, and therefore, a major negative impact would be expected.

Appendix C: Draft Strategic Policy Assessments

Appendix C: Policy Assessments

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C.1 Development Strategy Policies

C.1.1 Policy DS1: Green Belt

Policy DS1: Green Belt

Within the West Midlands Green Belt, as defined on the policies map, opportunities to enhance the beneficial use of the Green Belt will be supported. This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land.

Development within the Green Belt must retain its character and openness. Inappropriate development is, by definition, harmful to the Green Belt and will not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.

The construction of new buildings within the Green Belt should be regarded as inappropriate, unless it is for one of the exceptions listed within the National Planning Policy Framework. These exceptions include limited infilling in villages, which will be defined as the filling of small gaps (1 or 2 buildings) within a built-up frontage of development which would not exceed the height of the existing buildings, not lead to a major increase in the developed proportion of the site, or have a greater impact on the openness of the Green Belt and the purpose of including land within it.

Limited affordable housing for local community needs in the Green Belt will be supported on small rural exceptions sites where the development complies with Policy HC6.

The Green Belt boundary will be altered through the Local Plan Review to accommodate development allocations set out in Policies SA1, SA2, SA3, SA5 and SA6. The boundaries of the reviewed Green Belt sites are identified in Appendices B-E of this document.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
DS1	0	0	-	-	+	-	+	+	0	+	+	+

C.1.1.1 The principal objectives of Green Belt designation are to maintain openness and to restrict urban sprawl. The measures in place to protect the Green Belt are set out in the NPPF. Green Belt designation is not a reflection of the environmental quality or value of the land.

C.1.1.2 The NPPF sets out the five purposes of the Green Belt:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and

- To assist in urban regeneration, by encouraging the recycling of derelict or other urban land.

- C.1.1.3 In South Staffordshire District 80% of land lies within the West Midlands Green Belt. In line with the provisions in the NPPF, a Green Belt review was carried out in 2019¹, recognising the likelihood that land would need to be released from the Green Belt and Open Countryside in some locations to meet future development needs. Green Belt is only released through the Local Plan Review (LPR) process where is considered necessary and justified.
- C.1.1.4 Where Green Belt release is considered necessary, the LPR should seek compensatory improvements to the environmental quality and accessibility within the remaining Green Belt, including improving access to the countryside and ecological and biodiversity enhancement, in line with paragraph 138 of the NPPF.
- C.1.1.5 Policy DS1 sets out the Local Plan policy protecting land in the revised Green Belt. By undertaking a Green Belt review and planning the release of Green Belt land only to facilitate planned growth, the policy has the potential to facilitate more sustainable communities, by locating new development in closer proximity to services, facilities and public transport. Transport by private car is identified as one of the key behaviours resulting in greater carbon emissions in the district². Reducing the need to travel and facilitating the use of public transport would potentially reduce carbon emissions in comparison to having unplanned growth or greater levels of dispersed development within the Green Belt. There is some uncertainty in this assessment as it relies on changes in behaviour in relation to travel patterns. The policy would also restrict further development in Green Belt designated areas, which would serve to protect soils and vegetation, which act as carbon stores. Overall, this policy would be likely to have a negligible effect on climate change mitigation (SA Objective 1).
- C.1.1.6 By focusing planned development within larger settlements and restricting the type and extent of other new development within the Green Belt, the policy would protect associated soils, vegetation, watercourses and flood zones on land protected by Green Belt designation. These features have roles in natural water management, carbon sequestration and may provide ecological habitats. One of the purposes of Green Belt designation is to encourage urban regeneration by encouraging the reuse of derelict and other urban land. There is potential for the policy to put pressure on the development of land in locations outside the Green Belt but within Flood Zones 2 and 3; however, this effect could be mitigated through the provisions of national and local planning policies and guidance. The policy is likely to

¹ LUC (2019) 'South Staffordshire Green Belt Study', Available at <https://www.sstaffs.gov.uk/planning/spatial-housing-strategy-infrastructure-delivery.cfm> [Accessed on 24/05/2021]

² AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

- have both minor positive and minor negative effects in relation to climate change adaptation, resulting in an overall negligible impact (SA Objective 2).
- C.1.1.7 The policy would protect existing soils and vegetation in Green Belt designated areas, which could provide habitats for various species. The policy will also require the release of some areas of Green Belt to deliver the proposals set out in Policies SA1 to SA6. The policy supports proposals for beneficial uses of the Green Belt, including the enhancement of biodiversity, however, the nature and location of such proposals are uncertain at this stage. Following the precautionary principle, the policy has the potential to have minor negative impacts for biodiversity (SA Objective 3) at this stage.
- C.1.1.8 The policy will require the release of some areas of Green Belt to deliver the proposals set out in Policies SA1 to SA7 and will protect the character of the revised Green Belt land. The policy also support “*opportunities to enhance the beneficial use of the Green Belt.... This may include opportunities to provide access, for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity, or to improve damaged and derelict land*”. The nature and location of such proposals are not set out in this policy. Following the precautionary principle, a minor negative effect on landscape and townscape character cannot be ruled out at this stage (SA Objective 4).
- C.1.1.9 The Green Belt policy is likely to substantially restrict development in designated areas and therefore limit the potential effects of development on air and water quality. By planning for future residential development in more sustainable locations, residents would potentially have greater access to services and facilities and potentially greater access to public transport. There is the potential for minor positive effect on SA Objective 5 Pollution and Waste.
- C.1.1.10 The policy sets out the need to revise Green Belt boundaries to deliver some of the predicted housing need. This is likely to result in the loss of previously undeveloped land and associated soils. There are extensive areas of ‘best and most versatile’ (BMV) agricultural land in South Staffordshire and it is likely that the development required to meet housing needs would result in the loss of some of this resource. By limiting development in the revised Green Belt the policy would be likely to protect BMV agricultural land elsewhere, however, there is potential for a minor negative effect on natural resources (SA Objective 6) as a result of the loss of soils associated with delivering the required development.
- C.1.1.11 Policy DS1 sets out the need to revise the Green Belt to deliver predicted housing need and supports limited infilling within settlements in the Green Belt and affordable housing schemes for local community needs on rural exception sites. This would have a minor positive effect on housing provision (SA Objective 7).
- C.1.1.12 The policy supports proposals for the beneficial uses of the Green Belt, including for outdoor sport and recreation and for enhanced access to the Green Belt. The nature of any such proposals is uncertain at this stage, however, there is the potential for enhanced access to

recreational facilities and open space, and a minor beneficial effect on health and wellbeing (SA Objective 8) and potentially Objective 12 (Economy and Employment), depending on the nature of any future facilities.

C.1.1.13 By restricting the quantity and types of development within the Green Belt, the policy would be likely to preserve existing settings to historic assets on Green Belt designated land. The policy also sets out the need to release Green Belt land in order to deliver housing allocations. One of the purposes of the Green Belt is to “*preserve the setting and special character of historic towns*”. However the Green Belt Study³ states “*this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside*”. The summary table, provided on page 40 of the study, shows that all assessed land parcels were found to have a ‘weak/no contribution’ to this purpose. Overall, Policy DS1 would be likely to have a negligible effect in relation to cultural heritage (SA Objective 9).

C.1.1.14 This policy may direct planned future residential development to more sustainable locations where residents would have greater access to services and facilities and potentially greater access to public transport. As set out in the NPPF, there is also potential for Green Belt designation to result in pressure for greater levels of development outside the Green Belt and potentially away from existing settlements. This effect can be mitigated by planning for and allocating development sites in more sustainable locations. SSDC’s preferred approach to housing allocations is set out in Policies SA1 to SA7 of the Preferred Option Plan. There is potential for a minor positive effect in relation to transport and accessibility (SA Objective 10).

C.1.1.15 In relation to potential effects on access to education, by undertaking a planned review of the Green Belt and planning future residential development in more sustainable locations, new residents are likely to have better access to existing schools, which are often associated with existing settlements. Overall, the policy is likely to have a minor positive effect on access to education (Objective 11). Should any new school development be required, in addition to those locations for primary/first schools identified in this LPR, Green Belt designation may serve to restrict potential locations for that development.

Recommendations

C.1.1.16 It is recommended that the policy wording provides greater clarification about the nature and location of the proposals to provide compensatory improvements to the environmental quality and accessibility within the Green Belt, following the release of land for planned allocations.

³ LUC (2019) ‘South Staffordshire Green Belt Study’, Available at <https://www.sstaffs.gov.uk/planning/spatial-housing-strategy-infrastructure-delivery.cfm> [Accessed on 24/05/2021]

C.1.2 Policy DS2: Open Countryside

Policy DS2: Open Countryside

The District's Open Countryside is defined as the area in the District which is both beyond the West Midlands Green Belt and outside of individual settlement's development boundaries, as indicated on the Policies Map.

The Open Countryside contains many sensitive areas, including its landscapes and areas of ecological, historic, archaeological, agricultural and recreational value. To sensitively plan for development whilst protecting these assets, the principle of development will be supported in the Open Countryside where it is for either:

- A. A new or extended building, provided it is for:
 - a) purposes directly related to agriculture or forestry; or
 - b) appropriate facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the appearance or character of the Open Countryside; or
 - c) affordable housing where there is a proven local need in accordance with Policy HC6; or
 - d) limited infilling and limited extension(s), alteration or replacement of an existing building where the extension(s) or alterations are not disproportionate to the size of the original building; or
 - e) redevelopment of previously developed land which would not harm the intrinsic character and beauty of the Open Countryside.
- B. The re-use of a building, provided that:
 - f) the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the intrinsic character and beauty of the Open Countryside.
- C. Changes of use of land:
 - g) the carrying out of engineering or other operations, or the making of a material change of use of land, where the works or use proposed would not harm the intrinsic character and beauty of the Open Countryside and would be consistent with the District's Spatial Strategy as set out in Policy DS3

The policy provisions set out above indicate the types of development which will, in principle, be supported within the Open Countryside. In addition to the requirements set out in this policy, any proposed scheme must also be consistent with any relevant policies set out elsewhere within the Local Plan in order to be supported. All types of development in the Open Countryside which are not explicitly supported by Policy DS2 will be considered on a case-by-case basis. Such proposals will only be permitted where they are not located on best and most versatile agricultural land and are fully consistent with any other relevant policies set out elsewhere in the Local Plan. These include, but are not limited to, policies which relate to the District's:

- overall development strategy
- design standards
- landscape character and assets
- historic assets
- ecological assets and biodiversity
- recreational assets
- housing mix requirements (where applicable)
- sustainable travel requirements

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
DS2	0	0	0	+	0	+	+	+	0	0	+	+

- C.1.2.1 Policy DS2 seeks to sensitively plan for development while protecting valuable features of the Open Countryside, including landscape character, biodiversity, heritage, agricultural soils and recreational value. Land designated as Open Countryside would lie to the north of the district, outside the Green Belt and outside the settlement boundaries which will be redefined to accommodate the planned development as part of the LPR.
- C.1.2.2 By allocating land to facilitate planned growth, and protecting areas of land outside these defined areas, the policy has the potential to facilitate more sustainable communities, by locating new development in closer proximity to services, facilities and public transport. Transport by private car is identified as one of the key behaviours resulting in greater carbon emissions in the South Staffordshire District⁴. Reducing the need to travel and facilitating the use of public transport would potentially reduce carbon emissions in comparison to having unplanned growth or greater levels of development in the Open Countryside. There is some uncertainty in this assessment as it relies on changes in behaviour in relation to transport and travel. The policy would also restrict further development in areas of Open Countryside, which would serve to protect soils and vegetation, which act as carbon stores. Overall, this policy could have a negligible to slight beneficial effect on climate change mitigation (SA Objective 1).
- C.1.2.3 By restricting the type and extent of new development in the Open Countryside, the policy would result in the protection of soils, vegetation, watercourses and flood zones on land protected by the policy. These features have roles in natural water management. The policy would be likely to have a negligible effect in relation to climate change adaptation (SA Objective 2).
- C.1.2.4 The policy would protect existing soils and vegetation in the Open Countryside, which could provide habitats for various species. The circumstances in which development may be considered acceptable are set out in the policy. There is the potential for this development to have minor negative effects on some habitats and species. However, policy DS2 also states that development will only be permitted when fully consistent with other Local Plan policies including ecological assets and biodiversity. Overall the policy is likely to have a negligible impact on biodiversity (SA Objective 3) at this stage.
- C.1.2.5 The policy states that, where development may be considered to be appropriate in the Open Countryside, proposals should “*not harm the intrinsic character and beauty of the Open Countryside*”. The policy would be expected to largely protect the existing character of the landscape in these areas. There is likely to be a minor positive effect on the landscape (SA Objective 4).

⁴ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

- C.1.2.6 This policy may direct future residential development to more sustainable locations where residents would have greater access to services and facilities and potentially greater access to public transport, however, there is some uncertainty in the assessment of the nature of any behavioural change in relation to transport and travel and the associated effects on air quality and transport. There is the potential for negligible to minor beneficial effects in relation to pollution (SA Objective 5) and transport (SA Objective 10).
- C.1.2.7 The policy seeks to direct development in the Open Countryside away from locations on BMV agricultural land, which is likely to protect such soils. The policy would have a minor beneficial effect on BMV agricultural land and natural resources (SA Objective 6).
- C.1.2.8 The policy seeks to protect the Open Countryside and supports applications for recreational facilities, provided the application meets other Local Plan policy requirements. Access to the open countryside and outdoor recreation are widely accepted as being beneficial to both mental and physical health. The policy could have a minor beneficial effect on health and wellbeing (SA Objective 8).
- C.1.2.9 By restricting the quantity and types of development in the Open Countryside, the policy would be likely to protect existing settings to historic assets. The policy would be likely to have a negligible effect in relation to cultural heritage (SA Objective 9).
- C.1.2.10 Policy DS2 supports limited new residential development including limited infilling within settlement boundaries, new or extended dwellings directly related to agriculture or forestry and affordable housing schemes for local community needs on rural exception sites. This would have a minor positive effect on housing provision (SA Objective 7).
- C.1.2.11 The policy seeks to limit the quantity and types of development in the Open Countryside and may serve to encourage housing development in more sustainable locations in proximity to existing schools. There is likely to be a minor positive effect on access to education (SA Objective 11).
- C.1.2.12 The policy supports some elements of rural enterprise such as, new dwellings directly related to agriculture or forestry, facilities for outdoor sport or recreation, nature conservation, cemeteries as well as some aspects of change of use. There is the potential for the policy to have a minor beneficial effect on the economy and employment (SA Objective 12).

C.1.3 Policy DS3: The Spatial Strategy to 2038

Policy DS3: The Spatial Strategy to 2038

During the plan period to 2038, the Council will deliver a minimum of 4,881 dwellings plus a contribution of 4,000 dwellings towards meeting the Greater Birmingham Housing Market Area shortfall.

The principal aim will be to meet needs in a manner which builds on the District's existing infrastructure and environmental capacity, whilst recognising opportunities to deliver local infrastructure opportunities identified within the District. Throughout the District, growth will be located at the most accessible and sustainable locations in accordance with the Settlement Hierarchy set out below. The Council will work with partners to deliver the infrastructure, facilities and services required to support this growth.

An integral part of the Strategy will be to ensure that growth is distributed to the District's most sustainable locations, avoiding a disproportionate level of growth in the District's less sustainable settlements whilst also recognising that very limited growth in less sustainable areas may be appropriate in limited circumstances set out in the settlement hierarchy below. It will also seek to maintain and enhance the natural and historic environment and the local distinctiveness of the District and retain and reinforce the current settlement pattern.

Tier 1 settlements

The District's Tier 1 settlements are Penkridge, Codsall/Bilbrook and Cheslyn Hay/Great Wyrley. These settlements hold a wider range of services and facilities and have access to key rail corridors into the adjacent towns and cities upon which the District relies for its higher order services and employment. The sustainable growth of these larger rural settlements will be delivered through appropriate allocations made in the Local Plan.

These Tier 1 settlements will continue to support windfall housing growth, employment development and service provision, where it is consistent with other Local Plan policies. Proposals for retail and small-scale office development should be directed into the centres identified in Policy EC6, in a manner which reflects their role and function.

Tier 2 settlements

The District's Tier 2 settlements are Wombourne, Brewood, Kinver, Perton and Huntington. These settlements hold a wider range of services and facilities than other smaller settlements in the District's rural area. The sustainable growth of these larger rural settlements will be delivered through appropriate allocations made in the Local Plan.

These Tier 2 settlements will continue to support windfall housing growth, employment development and service provision, where it is consistent other Local Plan policies. Proposals for retail and small-scale office development should be directed into the centres identified in Policy EC6, in a manner which reflects their role and function.

Tier 3 settlements

The District's Tier 3 settlements are Essington, Coven, Featherstone, Shareshill, Wheaton Aston, Pattingham and Swindon. These settlements hold a smaller range of services and facilities than Tier 1 and 2 settlements and as such are given a lesser level of growth. Limited growth in these smaller rural settlements will be delivered through appropriate allocations made in the Local Plan.

The District's Tier 3 settlements will continue to support limited windfall housing and employment growth to assist in meeting local needs, where it is consistent with other Local Plan policies. Employment development will be limited to that which meets local business and community needs and maintains the vitality and viability of these communities. Proposals for retail and small-scale office development should be directed into the centres identified in Policy EC6, in a manner which reflects their role and function.

Tier 4 settlements

The District's Tier 4 settlements are Bednall, Bishops Wood, Bobbington, Dunston, Himley, Seisdon and Trysull. These settlements will continue to support very limited windfall housing growth to assist in safeguarding the

Policy DS3: The Spatial Strategy to 2038

limited services and facilities in each village and to address local housing needs. Any windfall growth will only be supported where it is consistent with other Local Plan policies.

Tier 5 settlements

The District's Tier 5 settlements are set out in the Rural Services and Facilities Audit 2019. These settlements are not intended to experience further housing or employment growth, owing to their poorer public transport links and lack of services and facilities relative to other settlements within the District. New development in these locations will be limited to the conversion and re-use of redundant rural buildings to appropriate uses, in accordance with other development plan policies. On a case-by-case basis, the very limited redevelopment of previously developed land for housing may also be supported within these settlements where this would not increase unsustainable transport movements from the settlement in question and would not conflict with other Local Plan policies.

The District's wider rural area

In the rural area outside of the District's existing settlements, the objective of the Spatial Strategy is to protect the attractive rural character of the countryside. To deliver this, new development will be restricted to particular types of development to support biodiversity, carbon sequestration, renewable and low carbon technologies, tourism, sport and recreation and the local rural economy and rural diversification, where this is consistent with other Local Plan policies. Other than the forms of residential development identified as being acceptable in rural areas in the National Planning Policy Framework, isolated housing growth away from the District's rural settlements will not be supported.

Growth adjacent to the neighbouring towns and cities in the Black Country

Housing growth will be primarily located at the allocations made adjacent to the Black Country through this Local Plan, in order to facilitate sustainable growth of their towns and cities and to assist in meeting wider unmet housing needs from the housing market area. These are:

- Land at Cross Green
- Land north of Linthouse Lane
- Land at Langley Road

As part of delivering these sites, the Council will work cross-boundary with infrastructure bodies and statutory partners to ensure these sites are supported by any necessary infrastructure. In addition, the Council will continue to work with partners to seek opportunities to deliver a rail-based park and ride on land safeguarded for this use through the Land at Cross Green development.

Growth adjacent to the town of Stafford

Housing growth will be primarily located at the strategic allocation made adjacent to Stafford through this Local Plan, in order to facilitate sustainable growth of their towns and cities and to assist in meeting their unmet housing and employment needs. This is:

- Land at Weeping Cross, west of the A34

The District's freestanding strategic employment sites

Outside of the District's rural settlements, support will continue to be given for employment and economic development at the District's five existing freestanding strategic employment sites (West Midlands Interchange, i54, Hilton Cross, ROF Featherstone/Brinsford and Four Ashes). Existing and proposed employment sites throughout the District will be safeguarded for their respective uses, in accordance with other development plan policies.

Gypsy, Travellers and Travelling Showpeople sites

The District will seek to meet existing Gypsy, Travellers and Travelling Showpeople needs as far as possible, pursuing a strategy of meeting evidenced needs where they arise throughout the District. To deliver this strategy, allocations in the Local Plan will be used to allow for the sustainable intensification, extension and regularisation of suitable existing sites, in a manner consistent with other development plan policies and local

Policy DS3: The Spatial Strategy to 2038

evidence on pitch deliverability. Windfall proposals for additional pitches will be considered on a case-by-case basis against the criteria in Policy HC8.

Delivering the Strategy

The Spatial Strategy will be delivered through allocations made in this Local Plan and associated planning policies, ensuring development is sustainable, enhances the environment and provides any necessary mitigating or compensatory measures to address harmful implications. In all cases development should not conflict with the policies of the development plan.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
DS3	--	-	-	-	-	--	++	-	-	-	-	++

- C.1.3.1 Strategic Policy DS3 sets out the proposed distribution of housing, employment and Gypsy, Traveller and Travelling Showpersons development across the Plan area. A settlement hierarchy has been identified based on available services and facilities. In addition, development would also be directed towards the towns and cities of the Black Country and, to a lesser extent, towards Stafford in order contribute to the identified unmet housing need in these neighbouring authorities.
- C.1.3.2 The Spatial Strategy has been identified and refined by SSDC over a number of years. The Spatial Housing Strategy and Infrastructure Delivery (SHSID) was consulted on in October 2019. This report described how proposed housing could be distributed between different settlements and other broad locations within the district, informed by strategic evidence on the sustainability and sensitivity of these different locations. A preferred infrastructure-led spatial housing strategy was identified, called Option G.
- C.1.3.3 The Spatial Strategy has been refined following consultation. The key changes made are summarised in **Chapter 1** of the SA main report.
- C.1.3.4 The Spatial Strategy seeks to direct development in the first instance towards the three Tier 1 settlements (Penkridge, Codsall/Bilbrook and Cheslyn Hay/Great Wyrley) as well as on land adjacent to the Black Country and Stafford. Tier 2 and Tier 3 settlements would accommodate lower levels of housing allocations, with very low levels of housing development expected to be delivered in Tier 4 settlements and in the wider rural area and Tier 5 settlements.
- C.1.3.5 The construction, occupation and operation of over 8,881 dwellings would be expected to exacerbate air pollution, including greenhouse gas (GHG) emissions and particulate matter

(PM). The Climate Change Adaptation and Mitigation report⁵ states that new development in Staffordshire, as a whole, could increase emissions by approximately 5%. The estimated carbon emissions per person per year in South Staffordshire was 8.4 tonnes (see **Chapter 3** of the SA main report). Given an average of 2.29⁶ residents per dwelling, the residents occupying the 8,881 dwellings could result in an increase of approximately 170,835 tonnes CO₂/year. This would be expected to have a major negative effect in relation to climate change mitigation. By directing a greater amount of development towards Tier 1 and Tier 2 settlements and the urban edge of existing larger towns outside the district, this policy would be likely to facilitate more sustainable communities, by locating residents in closer proximity to services, facilities and public transport, including railway stations. The use of the private cars and associated fossil fuel consumption is identified as one of the district's largest contributors to carbon emissions⁷. By seeking to reduce the need to travel and by locating development in settlements with existing public transport links, this policy could potentially lead to a lower level of carbon emissions than would otherwise be the case. However, development of this scale is likely to result in a major negative effect on the climate change mitigation (SA Objective 1).

C.1.3.6 By primarily directing development to existing urban areas, there may be more opportunities for the use of previously developed land. However, the development of this quantum of housing is likely to lead to the loss of previously undeveloped land to some extent and could potentially result in the exacerbation of flood risk from rivers and surface water. The proposed allocations will be considered as part of the Strategic Flood Risk Assessment (SFRA)⁸ and potentially site-specific Flood Risk Assessments for planning applications for sites that are not considered in the SFRA. SSDC has confirmed that, for allocated sites, development would be located in Flood Zone 1 only, and appropriate uses, as set out in Table 3 of the PPG⁹, would be expected to be located in Flood Zones 2 and 3. For example, 'water-compatible development' can be located in Flood Zone 3 and can include amenity open space, nature conservation and outdoor sports uses. Surface water management solutions would be likely to be required for all larger sites and this is likely to manage surface water runoff rates, in line with the requirements of the Environment Agency. However, at this stage of the planning process, and following the precautionary principle, this overall policy for the

⁵ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

⁶ Based on 2011 census data. Available at: <https://www.nomisweb.co.uk/census/2011/qs406ew>. [Date Accessed: 01/11/19]

⁷ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

⁸ JBA Consulting (2019) 'Southern Staffordshire Councils Level 1 Strategic Flood Risk Assessment'. Available at <https://www.sstaffs.gov.uk/doc/181158/name/2018s1642%20-%20Southern%20Staffordshire%20SFRA%20Final%20Report%20v20.pdf/> Accessed on 24/05/21]

⁹ Flood Risk and Coastal Change PPG (2014) Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575184/Table_3_-_Flood_risk_vulnerability_and_flood_zone_compatibility_.pdf [Accessed on 18/06/21]

delivery of 8,881 homes has the potential to have a minor negative impact on flooding (SA Objective 2). The mitigating effects of the proposed policies on the identified impacts of the development of sites is considered in **Appendix E** of this SA.

- C.1.3.7 There are four European Sites within or in proximity to the district, designated as Special Areas of Conservation (SACs): Cannock Chase, Cannock Canal Extension, Motte Meadows and Fens Pools. Development locations towards the north east of the district in areas to the south of Stafford, in proximity to Penkridge and in Cheslyn Hay and Great Wyrley would lie within the identified 15 km Zone of Influence (Zoi) for Cannock Chase SAC. Sites located in proximity to Motte Meadows, Fens Pools and Cannock Canal Extension SACs may also lie within the Zoi of these SACs. The Zoi for these SACs are being assessed in the emerging HRA to accompany this stage of the planning process and are unknown at this stage. In relation to other potential impacts on biodiversity, the delivery of the Spatial Strategy on greenfield land as well as previously developed land could potentially lead to negative impacts on the local Green Infrastructure network and the loss of natural habitats and ecologically important soils. A potential minor negative impact on biodiversity would be anticipated at this stage (SA Objective 3).
- C.1.3.8 Directing a large proportion of allocations towards existing settlements would be likely to limit impacts on the character of the wider landscape and provides the opportunity for new buildings to be designed to be in-keeping with existing townscape character. Development of these areas would be likely to result in the loss of areas of greenfield land and would be likely to result in negative effects on landscape character. Development in locations to the north east of the district, towards Cannock Chase AONB, such as in proximity to Dunston and Penkridge, have the potential to have a negative effect on the setting to the AONB. Building design and any mitigating landscape measures are unknown at this stage of the plan-making process, and therefore, a minor negative impact on the landscape cannot be ruled out (SA Objective 4).
- C.1.3.9 An increase in population in existing settlements would be expected to result in an increased number of vehicles and associated emissions. Air pollution in higher density urban areas is more likely to result in adverse impacts on human health than air pollution in lower density areas. This is because of higher pollution emissions in more populated streets, in combination with more dense built form stagnating the air flow. SSDC has three small identified Air Quality Management Areas (AQMAs) within the district and lies adjacent to the AQMAs identified covering the whole of the City of Wolverhampton, Dudley Metropolitan Borough Council and Walsall Metropolitan Borough Council. The Spatial Strategy seeks to direct development towards settlements with existing services and with access to public transport, and particularly access to rail services and in this regard would serve to reduce the level of likely effects in relation to vehicular emissions. Despite this, overall a minor negative impact on pollution would be expected (SA Objective 5).

- C.1.3.10 By directing development towards existing settlements, there is greater scope for development on brownfield sites, which would be likely to help limit the permanent and irreversible loss of agriculturally and ecologically valuable soils. Allocations in proximity to Cheslyn Hay and Great Wyrley are likely to have a lower level of effect on BMV soils due to the poorer quality of the agricultural land in this part of the district. However, the proposed new allocations on greenfield locations such as in proximity to Bilbrook and Codsall, Penkridge, Wombourne and Kinver, amongst others, would be likely to result in a significant loss of BMV soils. There is a level of uncertainty in this assessment as Provisional Agricultural Land Classification (ALC) does not distinguish between Grades 3a and 3b and therefore does not distinguish between land classed as BMV and land which would fall below this quality. Overall, a major negative impact on natural resources as a result of the loss of BMV soils could not be ruled out at this stage (SA Objective 6).
- C.1.3.11 Policy DS3 aims to meet the identified housing, Gypsy and Traveller and employment needs by 2038, delivering a minimum of 4,881 dwellings in addition to a contribution of 4,000 dwellings towards meeting the Greater Birmingham Housing Market Area shortfall. As a result, Policy DS3 would be expected to meet the identified housing and employment needs and have a major positive impact on housing and employment (SA Objectives 7 and 12).
- C.1.3.12 By directing development towards Tier 1 and Tier 2 settlements, this policy would be likely to locate new residents in areas with access to existing GP surgeries. Residents of South Staffordshire rely on hospital services in neighbouring Authorities, including Stafford, Wolverhampton and Walsall. Settlements in proximity to the district boundaries in these locations are likely to have better access to hospital services, although the majority of settlements lie outside the 5km target distance used in this assessment. The Tier 1 settlements and Wombourne, in Tier 2, have leisure centres located within the settlement, providing access to related services. Penkridge, Cheslyn Hay and Great Wyrley lie within 200 m of main roads or motorways. While no AQMAs have been identified in these settlements, it is possible some new residents would be located within areas with higher levels of vehicular emissions. There is a level of uncertainty in this assessment as the detailed locations for the development are not set out in this policy. It is likely that some development locations would lie outside the target distances for GP services and hospital services and therefore, overall, this policy would be expected to have a minor negative impact on human health (SA Objective 8).
- C.1.3.13 The impacts of development on heritage assets and their settings are largely dependent on the distribution of development in relation to the location of SSDC's heritage assets and depend, in part, on the design and specific location of development which may allow for mitigation and/or enhancement. Providing growth in line with the identified settlement hierarchy would result in the larger settlements in the district accommodating the highest level of growth. The Tier 1 settlements of Penkridge and Codsall and Bilbrook and the Tier 2 settlements of Wombourne, Brewood and Kinver have a number of heritage assets associated with the settlements, including Listed Buildings and Conservation Areas. The

proposed distribution of development under this policy could potentially result in a minor negative impact on cultural heritage (SA Objective 9).

- C.1.3.14 This policy seeks to locate development in more sustainable locations with access to existing services, including public transport options. The Tier 1 settlements benefit from having railway stations in central locations, as well as having local GP surgeries, primary and secondary schools and leisure centres within the settlements. Many Tier 2 settlements have GP surgeries as well as primary and secondary schools. Access to local services and public transport options would help to reduce reliance on personal car usage. However, in a largely rural district with high levels of car ownership and usage, there is likely to be additional car users on roads as a result of the levels of development put forward in the strategy. The impact on local congestion as a result of the proposed development within this policy is likely to be greater in existing settlements, with larger numbers of new residents using the same roads and access points. Overall, this policy could potentially have a negative impact on transport and accessibility (SA Objective 10).
- C.1.3.15 By directing the majority of development towards existing Tier 1 and Tier 2 settlements as well as at the fringe of the Black Country conurbation, it would be expected that a large proportion of new residents would be situated in close proximity to educational facilities. In addition, there would be expected to be a good range of sustainable transport modes to assist travelling to these facilities. However, it is anticipated that some development locations would not be located within the target distances to schools and, overall, a minor negative impact on education would be expected (SA Objective 11).
- C.1.3.16 Policy DS3 seeks to support the district's five existing strategic employment sites comprising: the West Midlands Interchange; i54; Hilton Cross; ROF Featherstone/Brinsford; and Four Ashes. Existing and small-scale proposed employment sites throughout the district would be safeguarded.
- C.1.3.17 As stated in the Local Plan, a large proportion of South Staffordshire's population travel to work outside the district. The Black Country and other authorities' economies are an important source of employment for residents in the district. More recently, South Staffordshire has aspired to provide more local jobs, to reduce levels of out-commuting and provide employment for residents of neighbouring areas. The Economic Development Needs Assessment (EDNA) 2018¹⁰ identified a demand for the district of between 67-86 ha of employment land. Since that time, the supply of employment land has increased due to the recent consent of the West Midlands Interchange (WMI), at Four Ashes. This results in employment land in the district increasing to approximately 340ha.

¹⁰ Warwick Economics and Development (2018) The Economic Development Needs Assessment (EDNA) Available at <https://www.sstaffs.gov.uk/doc/179880/name/South%20Staffs%20EDNA%20Final%20Report%2007%2009.pdf/> [Accessed on 18/06/21]

- C.1.3.18 Public transport access to employment opportunities has been considered for each village settlement, using Hansen scores developed by Staffordshire County Council. The most recent Hansen scores for the county are shown in the Rural Services and Facilities Audit 2019¹¹. Hansen scores measure the number of destinations that can be accessed within a 60-minute journey time, factoring in the disbenefits of travel in terms of journey time, origin point population and the total number of jobs available at the destination. A higher Hansen score will show a greater level of access to employment opportunities by public transport for residents within a certain settlement. Hansen scores of 'good' or 'reasonable' are found in the settlements of Penkridge, Bilbrook, Codsall, Cheslyn Hay, Great Wyrley, Coven, Brinsford, Featherstone, Essington, parts of Huntington and parts of Perton.
- C.1.3.19 Policy DS3 seeks to safeguard sufficient employment land to meet the needs of the district and contribute to the unmet need in neighbouring authorities. The Tier 1 settlements identified in the Spatial Strategy have been identified as having 'reasonable' or 'good' access to employment opportunities by public transport. The Spatial Strategy is likely to have a positive impact on local economy (SA Objective 12).

¹¹ Staffordshire County Council (2018) 'Rural Services and Facilities Audit' Available at <https://www.sstaffs.gov.uk/doc/179887/name/Rural%20Services%20%26%20Facilities%20Audit%20Final%202018.pdf/> [Accessed on 01/07/21]

C.1.4 Policy DS4: Longer Term Growth Aspirations for a New Settlement

Policy DS4: Longer Term Growth Aspirations for a New Settlement

It is a key longer term aspiration of the Council to explore potential options within the District for a sustainable independent new settlement which has the capacity to accommodate evolving housing and economic needs of the District. It is not anticipated that a new settlement will contribute to housing growth during the current plan period. Instead, it will form a key option that the Council will want to consider alongside alternatives in future plan-making, meaning it is important that work to identify any potential options begins now.

To provide a focus for future new settlement site proposals, the transport corridor formed by the A449 and West Coast Mainline between Wolverhampton and Stafford has been identified as a potential area of search for such proposals. This is shown indicatively in Appendix F of this document. The exact location of such a settlement and alternative growth options should be considered through the plan-making process as part of a subsequent review of the local plan. Key to this will be evidence supporting any future proposal's sustainability, infrastructure requirements, viability considerations, delivery mechanisms and future stewardship arrangements.

It is anticipated any new settlement would be of a scale that is self-sustaining and enables a genuine mix of vibrant mixed communities that support a range of local employment types and premises, education, retail opportunities, recreational and community facilities with a wide range of housing to meet the needs of the community.

The Council anticipates that in sustainably delivering this growth, any new settlement proposals will need to deliver the following objectives:

- **Beautifully Designed:** Create a place with a local identity, with well-connected and distinctive neighbourhoods and an attractive and functioning centre and public realm, delivering a design code and masterplan for the development with a strong local vision that emerges from collaborative community engagement at the earliest stages.
- **Mixed Communities:** Offer a range of high quality and distinctive housing types for both market and affordable housing, designed to meet the needs of all members of the community at all stages of life.
- **Sustainable Size and Location:** Be of a scale and size that provides a range of local employment types and premises, education, retail opportunities, recreational and community facilities to meet the day-to-day needs of new residents within the settlement. Where this is not realistically achievable, put in place measures to ensure the delivery of direct and convenient sustainable transport to higher order services and employment in nearby towns and cities (including the Black Country urban area).
- **Transport:** Reduce car dependency whilst allowing residents to meet their day-to-day needs via other means, designing a community that is easy to navigate with direct and high quality walking, cycling, rail and bus infrastructure.
- **Green Infrastructure and Health:** Be designed to provide the choices and chances for all to live a healthy life, including generous, accessible, and good quality green and blue infrastructure that improves health and wellbeing alongside wider opportunities for recreation, sport, biodiversity and enhancements to natural capital.
- **Future-proofed:** Support radical reductions in greenhouse gas emissions through the community's design, whilst also allowing for changing demographics, future growth, and the impacts of climate change including flooding risk and water availability. Ensure the delivery of durable landscapes and building design planned for generations to come, including anticipation of the opportunities presented by technological changes such as driverless cars and renewable energy measures.
- **Infrastructure-led:** Ensure the required infrastructure is delivered at the appropriate stage, with consideration given to phasing, delivery mechanisms, future maintenance and stewardship from the outset.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
DS4	+	+/-	-	-	+/-	+/-	+	+	+/-	+	++	+

- C.1.4.1 The aspiration to deliver a new settlement in an unspecified location, in the longer term, beyond the period of the current LPR, has inherent levels of uncertainty in the assessment of likely significant effects relating to all SA Objectives.
- C.1.4.2 The broad aspirations in Policy DS4 seek to create a sustainable community with a range of employment, community, education and retail services provided within the settlement to meet the day-to-day needs of residents and where this is not achievable, to provide sustainable transport connections to higher order services. The policy seeks to reduce car dependency by creating high quality and convenient walking, cycling and public transport choices. The policy also seeks to embrace technological change including renewable energy measures.
- C.1.4.3 By locating residents in proximity to services to meet their day-to-day needs, seeking to reduce the need to travel by car and potentially providing on-site renewable energy generation, Policy DS4 may achieve a substantial reduction in carbon emissions and may achieve net zero carbon emission. While there are no details in relation to the location or deliverability of these aspirations at this stage, the policy has the potential to achieve a minor positive effect on the climate change objective (SA Objective 1).
- C.1.4.4 As the location for the settlement is uncertain at this stage there would be an uncertain effect on floodplains and surface water management (SA Objective 2). However, the policy seeks to adapt to future flood risk, recognising the importance of this element in the selection of an appropriate location and masterplanning of the development.
- C.1.4.5 There are four European Sites within or in proximity to the district, designated as SACs: Cannock Chase, Cannock Canal Extension, Motte Meadows and Fens Pools. A broad area has been identified for the new settlement between Wolverhampton and Stafford. Northern parts of this corridor lie within the 15 km Zol of Cannock Chase SAC and there is potential for the development to have a negative effect on the SAC. While there are few SSSIs located broadly in proximity to the corridor identified as a potential location for the settlement, the SSSI Impact Risk Zones (IRZs) extend across much of this area and there is potential for negative effects on the associated SSSIs. Potential effects on NNRs, LNRs, SBIs and priority habitats are uncertain at this stage. Overall, there is potential for a minor negative effect on

- biodiversity and geodiversity (SA Objective 3), although there are high levels of uncertainty in this assessment.
- C.1.4.6 The potential effects on landscape are uncertain at this stage. It is not known if the new settlement would be accommodated on a brownfield or greenfield location. The sensitivity of the landscape to the types of development is uncertain and the presence of more sensitive landscape or visual receptors is also uncertain. The broad location for the new settlement lies within 10 km of Cannock Chase AONB and there is potential for the new settlement to be considered to affect the setting of the AONB. Minor negative landscape effects may be expected, although there is considerable uncertainty in the assessment of SA Objective 4.
- C.1.4.7 An increase in population associated with the new settlement would be expected to result in an increased number of vehicle movements and associated emissions. The policy seeks to create a sustainable community with access to local services and public transport, which could serve to reduce the level of private car use and reduce the likely effects in relation to vehicular emissions. The number and type of vehicles likely to be using the existing and proposed road network is uncertain at this stage. The potential impact on pollution is uncertain (SA Objective 5).
- C.1.4.8 As the location for the new settlement is unknown, there would be uncertain effects on agriculturally and ecologically important soils and an uncertain effect on natural resources (SA Objective 6).
- C.1.4.9 Policy DS4 relates to delivering development in a future period, beyond the current period of the plan. Housing and employment needs in this future period are uncertain at this stage. There is likely to be a positive but uncertain effect on housing and employment (SA Objectives 7 and 12).
- C.1.4.10 Due to the uncertainties in the location and timeframe for delivering for the new settlement, it is uncertain at this stage whether the new settlement would locate new residents in proximity to sources of higher levels of pollution, such as AQMAs, motorways or main roads. The policy seeks to create healthy communities by locating a range of services within the settlement, including leisure and community facilities as well as access to green and blue infrastructure. Accessibility to such services has the potential to have a positive effect on people's health and wellbeing. There is a high level of uncertainty in this assessment as the policy sets out broad aspirations at this stage. Overall, this policy would be expected to have an uncertain minor positive impact on human health (SA Objective 8).
- C.1.4.11 The impacts of development on heritage assets and their settings are largely dependent on the distribution of development in relation to the location of SSDC's heritage assets and depend, in part, on the design and specific location of development which may allow for mitigation and/or enhancement. As these aspects are uncertain at this stage, there would be an uncertain effect on cultural heritage (SA Objective 9).

- C.1.4.12 This policy seeks to create a sustainable community with good access to local services and good public transport options. While there is considerable uncertainty at this stage, the policy has the potential to have a positive effect on transport and accessibility (SA Objective 10).
- C.1.4.13 The policy seeks to create a self-sustaining community and provide access to education, while there is uncertainty regarding the deliverability of schools in at this stage, there is the potential for the policy to have a major positive impact on access to education (SA Objective 11).

C.2 Site Allocation Policies

C.2.1 Policy SA1: Strategic development location: Land East of Bilbrook

Policy SA1 – Strategic development location: Land East of Bilbrook

A strategic site for major housing growth is identified at Land East of Bilbrook, in the location shown in Appendix B of this document. By the end of the plan period, development in this location will deliver a new neighbourhood that will integrate into the wider village community whilst delivering a new school for the locality. It will provide new residents high quality connections to the existing facilities at Bilbrook and Codsall, access to leisure and recreation including along the adjacent canal towpath and sustainable access to the regionally important strategic employment site at i54 and the higher order services and employment opportunities in Wolverhampton.

The release and phasing of Land East of Bilbrook will be informed by a Supplementary Planning Document which will include an Infrastructure Delivery Strategy for the site. The development of this area will be in accordance with a masterplan and design code which will be approved as a Supplementary Planning Document and will cover the whole of the area indicated identified in the relevant section of Appendix B.

The purpose of the Land East of Bilbrook SPD will be as follows:

1. To provide more detail on how and when the strategic requirements set out in this policy will be delivered;
2. To set a framework to guide the preparation of future planning applications;
3. To provide a framework against which future planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of infrastructure provision

To support the housing development, it is anticipated that the Land East of Bilbrook SPD will address the delivery of the following key infrastructure and design requirements, alongside other development plan policies relevant to the site:

- A new first school to serve the needs of the Codsall and Bilbrook first school catchment, phased to ensure the timely delivery of the facility alongside other planned housing growth around the villages
- On-site retail facilities of an appropriate scale to meet the needs of the development whilst maintaining the vitality of existing centres in the adjacent village
- High quality on-site open space, green infrastructure which integrates the scheme into the existing housing recently permitted off Pendeford Mill Lane, alongside measures to ensure biodiversity net gain is achieved
- Additional off-site compensatory green infrastructure in the Green Belt to the south of the site (as indicated in Appendix B of this document)
- Highways, sustainable transport and active travel infrastructure, including links to infrastructure in the wider area and the provision of a link road between Pendeford Mill Lane, Barnhurst Lane and Lane Green Road

To enable a comprehensive and coordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted. To ensure that Land East of Bilbrook is deliverable when required, work on the SPD will commence in the early years of the plan period.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
SA1	+/-	0	+/-	--	-	-	++	-	-	-	++	+

C.2.1.1 This strategic location has been assessed in **Appendix B**: Reasonable Alternative Site Assessments. Land East of Bilbrook is Site 519 of **Appendix B** in the Bilbrook and Codsall cluster and is approximately 41ha.

C.2.1.2 The construction, occupation and operation of residential development would be expected to exacerbate air pollution, including GHG emissions. However, Land East of Bilbrook is located with good access to a range of existing services including schools, GP surgeries, Codsall Leisure Centre and the railway station at Codsall. There is an existing Budgens and Coop within the settlement as well as a range of other local services including a bank. Policy SA1 requires a new First School and new retail facilities as part of the future proposals for the site. By allocating this site in proximity to existing and proposed services and facilities, this policy would be likely to facilitate more sustainable communities, by reducing the need to travel and providing more sustainable travel choices. This policy could lead to a lower level of GHG emissions than a similar quantity of development in a less sustainable location, although is unlikely to achieve net zero GHG emissions. At this stage of assessment the housing capacity of the site is not certain. The policy is likely to have a minor negative effect on the climate change objective, although there is uncertainty in the assessment (SA Objective 1).

C.2.1.3 Policy SA1 proposes the development of a site of which a small proportion lies within Flood Zones 2 and 3, to the south of the site, and which also lies adjacent to the Shropshire Union Canal. The site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site boundary sets out a site suggestion and SSDC confirm the developed area will lie outside Flood Zones 2 and 3, with 'water compatible uses', such as amenity open space, being located in areas of higher flood risk. It is likely that the future development of the site would require consideration of surface water management measures, as required by national planning policy, which should serve to mitigate effects on surface water runoff. Overall, there is likely to be a negligible effect on flood risk and surface water flood risk (SA Objective 2).

C.2.1.4 The assessment of Site 519 in **Appendix B** found there was unlikely to be any significant effects on biodiversity and geodiversity as a result of the allocation of the site, in terms of effects on designated sites and priority habitats. There is uncertainty in this assessment at this stage as no detailed ecological or protected species surveys have been carried out. The

development of 41ha of greenfield agricultural land has the potential to result in the loss of grassland, hedgerows and trees, which may form habitats and corridors for various species. It is possible any adverse effects on biodiversity could be mitigated through appropriate measures. Policy SA1 seeks high quality on-site open space and green infrastructure as well as off-site compensatory improvements to the Green Belt through enhanced green infrastructure provision to the south of the site. The details of the improvements to green infrastructure are uncertain at this stage. This policy also seeks to ensure measures are in place to secure biodiversity net gain. There is the potential for minor positive effects on biodiversity (SA Objective 3). At this stage of the SA process, the potential negative effects on European sites are uncertain, until the findings of the HRA become available. Therefore an overall assessment of uncertain has been recorded in the matrix above for this objective.

- C.2.1.5 The Landscape Sensitivity Study and Green Belt Study have assessed the land parcels in which the site lies. Details of the methodologies for these studies is provided in the Main Report. The site lies within an area assessed as being of ‘moderate’ landscape sensitivity. The Green Belt Study assessed the loss of land parcels in the site to have the potential to cause a ‘high’ level of harm to the purposes of the Green Belt.
- C.2.1.6 The site relating to Policy SA1 lies within the RCA ‘Staffordshire Plain’ and the LCT ‘Ancient Clay Farmlands’. The characteristic landscape features of this LCT include “*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*”. The development of this site would be potentially discordant with the key characteristics of the LCT. The assessment in **Appendix B** of this report identifies the potential for views from the public rights of way (PRoW) network and local residents’ homes to be affected by the development of the site. The site lies between Bilbrook and the existing urban edge of Wolverhampton. Development of the site would serve to reduce the perceived gap between the settlements and there would be a risk of future coalescence of the settlements.
- C.2.1.7 Overall, a major negative impact on the landscape objective is possible as a consequence of the ‘high’ level of harm to the purposes of the Green Belt as a result of the development of the site (SA Objective 4).
- C.2.1.8 A proportion of this site is located within 200m of the Wolverhampton AQMA. The proposed development of this site may locate some residents in areas of existing poor air quality. A railway line passes through the centre of Bilbrook and Codsall, linking Wolverhampton to Shrewsbury. This site is located adjacent to this railway line where proposed development could potentially expose residents to higher levels of noise pollution and vibrations associated with this railway line. The proposed development could potentially increase the risk of groundwater contamination within an SPZ. The site lies adjacent to the Shropshire Union Canal and a proportion of the site is located within 200m of the River Penk. The

- proposed development could potentially increase the risk of contamination of these watercourses. Overall a minor negative effect on pollution and waste would be likely (SA Objective 5).
- C.2.1.9 The site lies on Grade 2 ALC land, which is considered to be some of South Staffordshire's BMV agricultural land. The proposed development at this site would be likely to result in the loss of previously undeveloped land and the permanent and irreversible loss of soils. A minor negative impact on natural resources would be expected (SA Objective 6).
- C.2.1.10 While the capacity of the sites is uncertain at this stage, the Draft Preferred Options document indicates the site could deliver 848 dwellings, providing a substantial contribution to the identified housing needs and therefore a major positive effect on housing need is expected (SA Objective 7).
- C.2.1.11 The closest NHS hospital with an A&E department is New Cross Hospital, located to the south east in Wolverhampton. The proposed development could potentially restrict the access of residents to essential health services provided by hospitals. The closest GP surgery is Bilbrook Medical Centre. The site lies partially within and partially outside the target distance of 800m to GP services. Codsall Leisure Centre is located within the target distance of 1.5km from the site, with a minor positive effect for future residents. A proportion of the site is located within 200 m of the Wolverhampton AQMA. The proposed development could potentially expose residents to poor air quality associated with this AQMA, and therefore, have a negative impact on health. The site is located more than 200 m from a main road, which would be expected to have a positive impact on health, as residents would be located away from traffic-related air and noise pollution. The site benefits from good access to the pedestrian and cycling network providing opportunities for active travel and recreation, including access to the towpath on the Shropshire Union Canal, which also forms part of the National Cycle Network. Policy SA1 also requires the proposals to provide high quality green infrastructure and public open space. While there are no details of the design or quantity of open space required at this stage, this would be expected to provide benefits to health and wellbeing.
- C.2.1.12 Overall, there are expected to be both minor positive and minor negative effects on health and wellbeing (SA Objective 8). Using the precautionary principle a minor negative effect has been shown in the summary table above.
- C.2.1.13 Site 519 is located approximately 250 m from the 'Shropshire Union Canal Aqueduct', a Grade II Listed Building, carrying the canal over River Penk. The site is located within an area of medium historic value in the Historic Environmental Character Assessment¹². There are no conservation areas in proximity to the site, such that the conservation area or its setting are

¹² South Stafford Council (2011) 'Historic Environmental Character Assessment: South Stafford' Available at <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Assessments.aspx#southstaffs-hea> [Accessed on 27/05/21]

likely to be affected by development of the site. The impacts of development on heritage assets and their settings are largely dependent on the distribution of development in relation to the location of the heritage assets and depend, in part, on the design of the development which may allow for mitigation and/or enhancement. As these aspects are uncertain at this stage, there remains a potential minor negative effect on cultural heritage (SA Objective 9).

- C.2.1.14 The site has good access to Bilbrook Railway Station, being located approximately 600 m from the site boundary. Train services to Wolverhampton and Shrewsbury are available from this station, with onward services to Birmingham. The site has good access to the footpath and PRow network, including the towpath along the Shropshire Union Canal, and is well connected to the existing road network. There are a range of services available in the settlements of Bilbrook and Codsall, including a convenience store located within 300 m of the site. The site is located partially outside the target distance to a bus stop providing regular services. Overall, the site is assessed as having good access to a range of local services and sustainable transport choices. However, the District Integrated Transport Strategy for South Staffordshire¹³ states that there are long peak hour delays at junctions in Bilbrook, Codsall and Perton and there are car parking issues at local stations. There are a range of potential positive and negative effects on transport and access. There is also a level of uncertainty in the travel choices of future residents. Using the precautionary principle, a minor negative effect on transport and accessibility is recorded in the summary table above (SA Objective 10).
- C.2.1.15 Bilbrook and Codsall are served by several existing primary schools, including St Nicholas C of E First School, Lane Green First School, St Christopher's Catholic Primary School, Birches First School and Palmers Cross Primary School. Site 519 lies partially outside the target distance of 800m from a primary school, however, the policy seeks to provide a new on-site first school. Bilbrook and Codsall are served by Codsall Community High School and Aldersley High School. New residents would have good access to primary and secondary education, and therefore, a major positive impact would be expected on education (SA Objective 11).
- C.2.1.16 The site lies in proximity to a number existing employment sites, including Balliol Business Park and GE Aviation. i54 lies approximately 1.1 km to the east of the site and is accessible by walking and cycling routes. The Hansen score calculation did not assess the site, although the site lies in proximity to areas identified as having good or reasonable access to employment opportunities by public transport. Development of the site would offer a small range of employment opportunities at the proposed school and retail services. Overall, there is the potential for a minor positive effect on employment (SA Objective 12).

¹³ Staffordshire County Council (2017) 'District Integrated Transport Strategy' Available at <https://www.staffordshire.gov.uk/Transport/transportplanning/District-integrated-transport-strategies/districtintegratedtransportstrategies.aspx> [Accessed on 27/05/21]

C.2.2 Policy SA2: Strategic development location: Land at Cross Green

Policy SA2 – Strategic development location: Land at Cross Green

A strategic site for major housing growth is identified at Land at Cross Green, in the location shown in Appendix B of this document. By the end of the plan period, development in this location will deliver a new community on a key transport corridor with excellent ties to regionally important employment sites at i54 and ROF Featherstone and the services and facilities in the Black Country. This will deliver a new primary school and village centre alongside land to assist in the delivery of a new parkway to serve new and existing residents in the surrounding area.

The release and phasing of Land at Cross Green will be informed by a Supplementary Planning Document which will include an Infrastructure Delivery Strategy for the site. The development of this area will be in accordance with a masterplan and design code which will be approved as a Supplementary Planning Document and will cover the whole of the area indicated identified in the relevant section of Appendix B.

The purpose of the Land at Cross Green SPD will be as follows:

1. To provide more detail on how and when the strategic requirements set out in this policy will be delivered;
2. To set a framework to guide the preparation of future planning applications;
3. To provide a framework against which future planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of infrastructure provision

To support the housing development, it is anticipated that the Land at Cross Green SPD will address the delivery of the following key infrastructure and design requirements, alongside other development plan policies relevant to the site:

- Safeguarded land to support a potential rail-based park and ride along the West Coast Mainline
- On-site retail, primary education and any necessary community facilities of an appropriate scale to meet the needs of the development whilst maintaining the vitality of services and facilities in the wider area
- High quality on-site open space, green infrastructure and measures to ensure biodiversity net gain is achieved
- Additional off-site compensatory green infrastructure in the Green Belt running through the site (as indicated in Appendix B of this document)
- Highways, sustainable transport and active travel infrastructure, which will include links to infrastructure in the wider area and will align as far as possible with sustainable transport and active travel improvements proposed in the City of Wolverhampton to the south
- Delivering a layout that appropriately integrates the proposed link road between the A449 and ROF Featherstone, whilst also ensuring the development can be distinguished from the existing community at Cross Green

To enable a comprehensive and coordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted. To ensure that Land at Cross Green is deliverable when required, work on the SPD will commence in the early years of the plan period.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
SA2	+/-	0	+/-	--	-	-	++	-	-	-	-	+

C.2.2.1 This strategic location has been assessed in **Appendix B**: Reasonable Alternative Site Assessments. Land at Cross Green is Site 646a&b of **Appendix B** in the Featherstone cluster and is approximately 65ha.

C.2.2.2 The construction, occupation and operation of residential development would be expected to exacerbate air pollution, including GHG emissions. Policy SA2 proposes a new community with access to a range of community and employment facilities, including a new primary school and on-site retail. There are existing convenience stores in the local area, approximately 1km away, in Coven and Featherstone, as well as additional services in Wolverhampton to the south. The site lies in close proximity to existing employment sites at i54 and ROF Featherstone. There are bus stops on the A449 providing services between Wolverhampton and Stafford. The Hansen score for westerly parts of the site is 'reasonable', in that residents in proximity to these locations would have a 'reasonable' level of access to employment using public transport. The Shropshire and Worcestershire Canal has a towpath providing an off-road walking route in a north-south direction, intersecting with the north westerly edge of the site. Policy SA2 safeguards land to assist in the delivery of a new rail-based parkway facility (park and ride). This facility would seek to reduce the use of private vehicles by new and existing residents to access services and employment and offer a more sustainable transport option.

C.2.2.3 While some new residents have the opportunity to use on-site services and make more sustainable travel choices to access employment and other community services, it is also possible that new residents would make many journeys using private vehicles. There is a level of uncertainty in this assessment in relation to the timing of the delivery of the rail-based park and ride and in relation to whether individuals choose to travel by more sustainable modes of transport. At this stage, the effect that this policy could have on climate change is uncertain (SA Objective 1).

C.2.2.4 Policy SA2 proposes the development of a site of which a proportion lies within Flood Zones 2 and 3, in the centre of the site, and which also lies adjacent to the Staffordshire and Worcestershire Canal to the west. The site coincides with areas determined to be at low, medium and high risk of surface water flooding. The site boundary sets out a site suggestion and SSDC has confirmed the developed area would lie outside Flood Zones 2 and 3, with 'water compatible uses', such as amenity open space, being located in areas of higher flood

risk. It is likely that the future development of the site would require consideration of surface water management measures, as required by national planning policy, which could serve to mitigate effects on surface water runoff. Overall, the policy is likely to have a negligible effect on flood risk and surface water. Flood risk (SA Objective 2).

- C.2.2.5 Land at Cross Green lies between 8 km and 15 km from Cannock Chase SAC. Cannock Chase SAC has a 15km Zol; development proposals in this zone have the potential to result in a negative effect on the integrity of the SAC through increased visitor numbers and vehicular emissions, unless mitigation is in place. The SAC Partnership have agreed a suite of measures with Natural England that allow for planned development within 15 km of the SAC to proceed without harm to the SAC. Financial contributions from developments are expected from the 0-8 km Zone only. 'Four Ashes Pit' SSSI is located approximately 2.1 km north of Site 646a/b. The site is located within an IRZ which states that *"any residential developments with a total net gain in residential units"* should be consulted on. Therefore, the proposed development at this site could potentially have a minor negative impact on the features for which this SSSI has been designated. The development of a 65 ha greenfield site has the potential to result in the loss of grassland, hedgerows and trees, which may form habitats for various species. It is possible any adverse effects on biodiversity could be mitigated through appropriate measures. Policy SA2 seeks high quality on-site open space and green infrastructure as well as off-site compensatory improvements to the Green Belt. There is the potential for this policy to result in biodiversity net gain. At this stage of the SA process, the potential negative effects on European sites are uncertain, until the findings of the HRA become available. Therefore an overall assessment of uncertain has been recorded in the matrix above for biodiversity (SA Objective 3).
- C.2.2.6 The Landscape Sensitivity Study and Green Belt Study have assessed the land parcels in which the site lies. Details of the methodologies for these studies is provided in the Main Report. The site lies within an area assessed as being of 'moderate' landscape sensitivity. The Green Belt Study assessed the loss of land parcels in the site to have the potential to cause a 'high' or 'very high' level of harm to the purposes of the Green Belt.
- C.2.2.7 The site is located within the RCA 'Cannock Chase and Cankwood' and the LCT 'Settled Heathlands'. The characteristic landscape features of this LCT are *"mixed arable and pasture farming; flat to gently rolling landform; hedged fields; regular and irregular hedgerows; oak and birch hedgerow trees; straight and winding roads; wooded stream valleys; bracken; [and] broadleaved woodlands"*. The development of the site could potentially be discordant with the key characteristics of this LCT. Therefore, there is a potential minor negative impact on the local landscape character. The assessment in **Appendix B** of this report identifies the potential for views from PRow and views from local residents' homes to be affected by the development of the site. Site 646a&b comprises an area of previously undeveloped land, situated between Coven Heath and Cross Green. Development of the site could potentially increase the risk of coalescence between these settlements and therefore have a minor negative impact on the local landscape.

- C.2.2.8 Overall, a major negative impact on the landscape objective is possible at this stage as a consequence of the potential level of harm to the purposes of the Green Belt (SA Objective 4).
- C.2.2.9 A small proportion of this site is located within 200 m of the Wolverhampton AQMA. The M54 lies to the south of the site and the A449 lies to the west. While the levels of air quality in proximity to the M54 and A449 are uncertain, the proposed development of this site may locate some residents in areas of existing poor air quality. The West Coast Mainline railway line forms the eastern boundary to the site, linking Stafford, Wolverhampton and Birmingham. Development of the site could potentially expose residents to higher levels of noise pollution and vibration associated with this railway line. The proposed development could potentially increase the risk of groundwater contamination within an SPZ. The site lies adjacent to the Staffordshire and Warwickshire Canal and a minor watercourse lies within the site. The proposed development could potentially increase the risk of contamination of these watercourses. Overall a minor negative effect on pollution and waste would be likely (SA Objective 5).
- C.2.2.10 The site lies on Grade 2 and Grade 3 ALC land, which is potentially considered to be some of South Staffordshire's BMV agricultural land. The proposed development at this site would be likely to result in the loss of previously undeveloped land and the permanent and irreversible loss of soils. There is a level of uncertainty in this assessment as Provisional ALC does not distinguish between Grades 3a and 3b and therefore does not distinguish between land classed as BMV and land which would fall below this quality. A minor negative impact on natural resources would be expected (SA Objective 6).
- C.2.2.11 While the capacity of the sites is uncertain at this stage, the Draft Preferred Options document indicates the site could deliver approximately 1,200 dwellings and therefore development would make a substantial contribution to identified housing needs. A major positive effect on housing need is expected (SA Objective 7).
- C.2.2.12 The closest NHS hospital with an A&E department is New Cross Hospital, located to the south in Wolverhampton. Southern parts of the site fall within the 5 km target distance for access to hospital services. The proposed development could potentially restrict the access of some residents to essential health services provided by hospitals. The closest GP surgery is Bushbury Surgery approximately 850 m to the south of the site. The site lies outside the target distance of 800 m to GP services. Codsall Leisure Centre is located approximately 4.5 km to the west of the site and Cheslyn Hay Leisure Centre is located approximately 5.5 km to the east of the site. These facilities are located beyond the target distance.
- C.2.2.13 A small proportion of this site to the south is located within 200 m of the Wolverhampton AQMA. The M54 lies to the south of the site and the A449 lies to the west. While the levels of air quality in proximity to the M54 and A449 are uncertain, the proposed development of this site may locate some residents in areas of existing poor air quality. The West Coast

Mainline railway forms the eastern boundary to the site. Development of the site could potentially expose residents to higher levels of noise pollution and vibrations associated with this railway line.

- C.2.2.14 The site has access to the pedestrian network, including access to the towpath on the Staffordshire and Warwickshire Canal. There would be expected to be a minor positive impact on the health and wellbeing of local residents. Policy SA2 also requires the proposals to provide high quality green infrastructure and public open space. While there are no details of the design or quantity of open space required at this stage, this would be expected to provide benefits to health and wellbeing.
- C.2.2.15 Overall, there are expected to be both minor positive and minor negative effects on health and wellbeing (SA Objective 8). Using the precautionary principle a minor negative effect has been shown in the summary table above.
- C.2.2.16 The site is located approximately 50m from the Grade II Listed ‘Staffordshire and Worcestershire Canal Number 71 (Cross Green Bridge)’. There is a small area of ridge and furrow identified in the site on the Historic Environmental Record. The Historic Environmental Character Assessment¹⁴ did not assess this site. There are no conservation areas in proximity to the site, such that the conservation area or its setting are likely to be affected by development of the site. The impacts of development on heritage assets, such as listed buildings and their settings, are largely dependent on the distribution of development in relation to the location of the heritage assets and depend, in part, on the design of the development which may allow for mitigation and/or enhancement. As these aspects are uncertain at this stage, there is the potential for a minor negative effect on cultural heritage (SA Objective 9).
- C.2.2.17 The closest railway station is Bilbrook Railway Station, located approximately 4.3 km to the south west of the site. The proposed development site lies outside the target distance to railway stations and would be likely to have a negative impact on new residents’ access to rail services. The site lies adjacent to the A449 and associated bus stops for the service from Stafford to Wolverhampton. While the bus services allow for commuting into Wolverhampton at peak times, the frequency of services is limited. There would be a minor negative effect on new residents’ access to bus services. The site has access to the pedestrian network, including access to the towpath on the Staffordshire and Warwickshire Canal, and is well connected to the existing road network. The District Integrated Transport Strategy for South Staffordshire¹⁵ does not bring out any specific road transport issues in

¹⁴ South Stafford Council (2011) ‘Historic Environmental Character Assessment: South Stafford’ Available at <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Assessments.aspx#southstaffs-hea> [Accessed on 27/05/21]

¹⁵ Staffordshire County Council (2017) ‘District Integrated Transport Strategy’ Available at <https://www.staffordshire.gov.uk/Transport/transportplanning/District-integrated-transport-strategies/districtintegratedtransportstrategies.aspx> [Accessed on 27/05/21]

relation to this area, although the strategy states that the M54 creates a barrier to pedestrian and cycling movement and increased permeability is a funding priority.

- C.2.2.18 There are a range of potential positive and negative effects on transport and access. There is also a level of uncertainty in the travel choices future residents make. Overall, the potential effects on transport and access are likely to lead to a minor negative effect on transport and access (SA Objective 10).
- C.2.2.19 There are existing first or primary schools at Coven and Featherstone. These schools lie outside the target for future residents of the site. Policy SA2 seeks to provide a new on-site primary school. Although the exact location of the school is unknown, most residents are likely to be located within 800 m. The nearest secondary school is Ormiston New Academy, located approximately 2 km to the south of the site or Moreton School located approximately 2.5 km south of the site, both in Wolverhampton. New residents of the site would not be located within the target distance for secondary education. Overall, a minor negative effect on education is likely due to the distance between the site and secondary schools (SA Objective 11).
- C.2.2.20 The site lies in proximity to a number existing employment sites, including i54 approximately 500 m to the west of the site, ROF Featherstone approximately 150 m east of the site and a smaller employment site at Paradise Lane, lying adjacent to the site. The Hansen score calculation assesses southern parts of the site as having 'reasonable' access to employment opportunities by public transport. Development of the site would offer a small range of employment opportunities at the proposed school and retail services. Overall, there is the potential for a minor positive effect on employment (SA Objective 12).

C.2.3 Policy SA3: Strategic development location: Land north of Linthouse Lane

Policy SA3 – Strategic development location: Land north of Linthouse Lane

A strategic site for major housing growth is identified at Land north of Linthouse Lane in the location shown in Appendix B of this document. By the end of the plan period, development in this location will deliver an on-site primary school, local centre and new neighbourhoods that are well connected to the Black Country urban area, giving new residents good access to the higher order services and employment opportunities in the adjacent towns and cities.

The release and phasing of Land north of Linthouse Lane will be informed by a Supplementary Planning Document which will include an Infrastructure Delivery Strategy for the site. The development of this area will be in accordance with a masterplan and design code which will be approved as a Supplementary Planning Document and will cover the whole of the area indicated identified in the relevant section of Appendix B.

The purpose of the Land north of Linthouse Lane SPD will be as follows:

1. To provide more detail on how and when the strategic requirements set out in this policy will be delivered;
2. To set a framework to guide the preparation of future planning applications;
3. To provide a framework against which future planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of infrastructure provision

To support the housing development, it is anticipated that the Land north of Linthouse Lane SPD will address the delivery of the following key infrastructure and design requirements, alongside other development plan policies relevant to the site:

- On-site retail, primary education and any necessary community facilities of an appropriate scale to meet the needs of the development whilst maintaining the vitality of services and facilities in the wider area
- On-site open space, green infrastructure and measures to ensure biodiversity net gain is achieved, including the provision of additional off-site compensatory green infrastructure in the Green Belt to the north-east of the site (as indicated in Appendix B of this document)
- Highways, sustainable transport and active travel infrastructure, which will include links to infrastructure in the wider area and will align as far as possible with sustainable transport and active travel improvements proposed in the City of Wolverhampton to the south

To enable a comprehensive and coordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted. To ensure that Land north of Linthouse Lane is deliverable when required, work on the SPD will commence in the early years of the plan period.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
SA3	+/-	+	+/-	--	-	-	++	-	-	-	++	+

C.2.3.1 This strategic location has been assessed in **Appendix B: Reasonable Alternative Site Assessments**. Land north of Linthouse Lane (also called Land off Blackhalve Lane) is Site 486c of **Appendix B** in the Essington cluster and is approximately 94.21 ha.

- C.2.3.2 The construction, occupation and operation of residential development would be expected to exacerbate air pollution, including GHG emissions. Policy SA3 proposes a new primary school and on-site retail. There are existing retail stores and GP surgeries in the local area, approximately 1 km to the south west in Wolverhampton as well as local convenience stores to the south east in Ashmore. The Hansen score for some southerly parts of the site is 'reasonable', in that residents in proximity to these locations would have a 'reasonable' level of access to employment using public transport. While some new residents would have the opportunity to use on-site services and make more sustainable travel choices, it is possible that some residents would also make many journeys using private vehicles to access services and employment. There is a level of uncertainty in this assessment as the choice of whether to travel and the use of more sustainable modes of transport relies on behavioural change of individuals. The impact of this policy on climate change mitigation is uncertain (SA Objective 1).
- C.2.3.3 Policy SA3 proposes the development of a site of which lies within Flood Zone 1, where there is less than a 1 in 1000 annual risk of flooding. However, the site coincides with areas determined to be at low, medium and high risk of surface water flooding. It is likely that the future development of the site would require consideration of surface water management measures, as required by national planning policy, which could serve to mitigate effects on surface water runoff. As the site is located in Flood Zone 1, the lowest flood risk, there would be a minor positive effect in relation to avoiding flood risk for future residents (SA Objective 2).
- C.2.3.4 Land north of Linthouse Lane lies between 8 km and 15 km from Cannock Chase SAC. Cannock Chase SAC has a 15 km ZOI; development proposals in this zone have the potential to have a negative effect on the integrity of the SAC through increased visitor numbers and vehicular emissions, unless mitigation is in place. The SAC Partnership have agreed a suite of measures with Natural England that allow for planned development within 15 km of the SAC to proceed without harm to the SAC. Financial contributions from developments are expected from the 0-8 km Zone only. The site lies more than 6km from the nearest SSSI called 'Stowe Pool and Walk Mill Clay Pit'. However, the site is located within an IRZ which states that "*any residential developments with a total net gain in residential units*" should be consulted on with Natural England. Therefore, the proposed development at this site could potentially have a minor negative impact on the features for which local SSSIs have been designated. The development of a 94 ha greenfield site has the potential to result in the loss of grassland, hedgerows and trees, which may form habitats for various species. It is possible any adverse effects on biodiversity could be mitigated through appropriate measures. Policy SA3 seeks to provide high quality on-site open space and green infrastructure as well as off-site compensatory improvements to the Green Belt. There is the potential for this policy to result in biodiversity net gain, although this uncertain at this stage.

- C.2.3.5 At this stage of the SA process, the potential negative effects on European sites are uncertain, until the findings of the HRA become available. Therefore an overall assessment of uncertain has been recorded in the matrix above for biodiversity (SA Objective 3).
- C.2.3.6 The Landscape Sensitivity Study and Green Belt Study have assessed the land parcels in which the site lies. Details of the methodologies for these studies is provided in the Main Report. The site lies within an area assessed as being of ‘low-moderate’ landscape sensitivity. The Green Belt Study assessed the loss of land parcels in the site to have the potential to cause a ‘high’ level of harm to the purposes of the Green Belt.
- C.2.3.7 The site is located within the RCA ‘Cannock Chase and Cankwood’ and the LCT ‘Settled Plateau Farmland Slopes’. The characteristic landscape features of this LCT are “*hamlets and villages; irregular fields; narrow winding lanes and hedge banks; hedgerow oaks; irregular pattern of mixed hedges; parklands with estate woodlands; red brick farm buildings; rolling landform; [and] mixed arable and pasture farming*”. The development of the site is likely to be discordant with the key characteristics of this LCT. Therefore, there is an adverse impact on the local landscape character. The assessment in **Appendix B** of this report identifies the potential for views from PRow and local residents’ homes to be affected by the development of the site. Site 486c comprises an area of previously undeveloped land between the Wolverhampton suburbs of Wood Hayes and Ashmore. Development of the site could potentially increase the risk of coalescence between these communities and therefore have a negative impact on the local landscape.
- C.2.3.8 Overall, a major negative impact on the landscape objective is possible at this stage as a consequence of the potential level of harm to the purposes of the Green Belt (SA Objective 4).
- C.2.3.9 There are no main roads or motorways in proximity to the site, meaning new residnets would be situated away from major sources of traffic-related air pollution. There are no main or minor watercourses within the site, reducing the potential for impacts on water quality. However, the southern boundary of this site lies adjacent to the Wolverhampton AQMA. The proposed development would be likely to locate some residents in areas of existing poor air quality and therefore, a minor negative impact would be expected. The development of a large number of dwellings would also be expected to generate further pollution. Overall a minor negative effect on pollution and waste would be likely (SA Objective 5).
- C.2.3.10 The site lies on Grade 3 ALC land, which is potentially considered to be some of South Staffordshire’s BMV agricultural land. The proposed development at this site would be likely to result in the loss of previously undeveloped land and the permanent and irreversible loss of soils. There is a level of uncertainty in this assessment as Provisional ALC does not distinguish between Grades 3a and 3b and therefore does not distinguish between land classed as BMV and land which would fall below this quality. Nevertheless, a minor negative impact on natural resources would be expected (SA Objective 6).

- C.2.3.11 While the capacity of the sites is uncertain at this stage, the Draft Preferred Options document indicates that the site could deliver approximately 1,200 dwellings in the plan period and would make a substantial contribution to identified housing needs and therefore a major positive effect on housing need is expected (SA Objective 7).
- C.2.3.12 The closest NHS hospital with an A&E department is New Cross Hospital, located to the south in Wolverhampton. SA3 is located within the target distance to this hospital. The proposed development would be expected to have a minor positive impact in relation to residents' access to this essential health facility. The closest GP surgery is Ashmore Park Health Centre approximately 550 m to the east of the site. Additional GP surgeries are located in Wood Hayes. The site is partially located outside the target distance of 800 m to GP services. Cheslyn Hay Leisure Centre is located approximately 5km to the north east of the site, which is beyond the target distance for such facilities.
- C.2.3.13 The site lies adjacent to the Wolverhampton AQMA. While the levels of air quality in proximity to the site are uncertain, the proposed development may locate some residents in areas of existing poor air quality.
- C.2.3.14 The site has access to the surrounding PRow network, and Policy SA3 also requires the proposals to provide high quality green infrastructure and public open space. While there are no details of the design or quantity of open space required at this stage, this would be expected to provide benefits to health and wellbeing.
- C.2.3.15 Overall, there are expected to be both minor positive and minor negative effects on health and wellbeing (SA Objective 8). Using the precautionary principle a minor negative effect has been shown in the summary table above.
- C.2.3.16 In relation to potential effects on historic assets, there are no Listed Buildings, Scheduled Monuments or Registered Parks and Gardens in proximity to the site such that there would be likely to be effects on the setting of these assets. There is an area within the site identified on the Historic Environmental Record as 'Moated Site, East of Prestwood Farm, Essington'. The Historic Environmental Character Assessment¹⁶ did not assess this site. There are no conservation areas in proximity to the site, such that the conservation area or its setting are likely to be affected by development of the site. The impacts of development on heritage assets are largely dependent on the distribution of development in relation to the location of the heritage assets and depend, in part, on the design of the development which may allow for mitigation and/or enhancement. As these aspects are uncertain at this stage, there is the potential for a minor negative effect on cultural heritage (SA Objective 9).

¹⁶ South Stafford Council (2011) 'Historic Environmental Character Assessment: South Stafford' Available at <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Assessments.aspx#southstaffs-hea> [Accessed on 27/05/21]

- C.2.3.17 The closest railway station is Bloxwich North, located approximately 5.3 km to the east of the site. The proposed development site lies outside the target distance to railway stations and would be likely to restrict new residents' access to rail services. Bus services are available from Guest Avenue which provides a number of services into Wolverhampton on the 65 and 71 routes, and from Linthouse Lane which provides services into Bilston and Walsall on the 57 and 69 routes. There are less frequent bus services available from Blackhalve Lane. Parts of the site lie outside the target distance to access frequent bus services, which could potentially restrict new residents' access to bus services. The site has access to the pedestrian network and is connected to the existing road network. The District Integrated Transport Strategy for South Staffordshire¹⁷ does not bring out any specific road transport issues in relation to this area, although traffic congestion on the A460 is described as an issue.
- C.2.3.18 There are likely to be a range of potential positive and negative effects on transport and access. There is also a level of uncertainty in the travel choices future residents make. Overall, the potential effects on transport and access could potentially lead to a minor negative effect on transport and access (SA Objective 10).
- C.2.3.19 There are existing primary schools within Wolverhampton to the south of the site including Long Knowle Primary School, Wood End Primary School, St Thomas' C of E Primary School, Moat House Primary School and Corpus Christi Catholic Primary School. Southern parts of the site lie within the target distance to these schools. Policy SA3 also seeks to provide a new on-site primary school. Depending on the location of the school, most residents are likely to be located within 800m of primary education facilities. The nearest secondary school is Wednesfield High School, located approximately 980m to the south of the site or Moreton School located approximately 1.4 km west of the site, both in Wolverhampton. Parts of the site are located within the target distance to these schools. Some new residents of the site would not be located within the target distance for secondary education. However, the policy also seeks to provide sustainable transport and active travel routes and it is anticipated that the proposals for the site could provide sustainable access to secondary schools, for example through safe walking and cycling routes. Overall, a major positive effect on education is likely due to the distance between parts of the site and secondary schools (SA Objective 11).
- C.2.3.20 The site approximately 1.7 km from the existing employment areas at the M54/A460 junction and approximately 2.9 km from ROF Featherstone. The Hansen score calculation assesses southern parts of the site as having 'reasonable' access to employment opportunities by public transport. Development of the site would offer a small range of employment

¹⁷ Staffordshire County Council (2017) 'District Integrated Transport Strategy' Available at <https://www.staffordshire.gov.uk/Transport/transportplanning/District-integrated-transport-strategies/districtintegratedtransportstrategies.aspx> [Accessed on 27/05/21]

opportunities at the proposed school and retail services. Overall, there is the potential for a minor positive effect on employment (SA Objective 12).

C.2.4 Policy SA4: Strategic development location: Land north of Penkridge

Policy SA4 – Strategic development location: Land north of Penkridge

A strategic site for major housing growth is identified at Land north of Penkridge in the location shown in Appendix B of this document. By the end of the plan period, development in this location will provide a new neighbourhood where residents can easily meet their day-to-day needs using facilities within the development or Penkridge village. The scheme will be designed to be integrated into the wider village community and will include a new first school, whilst providing a sympathetic edge to the adjoining countryside to the north and the River Penk.

The release and phasing of Land north of Penkridge will be informed by a Supplementary Planning Document which will include an Infrastructure Delivery Strategy for the site. The development of this area will be in accordance with a masterplan and design code which will be approved as a Supplementary Planning Document and will cover the whole of the area indicated identified in the relevant section of Appendix B.

The purpose of the Land north of Penkridge SPD will be as follows:

1. To provide more detail on how and when the strategic requirements set out in this policy will be delivered;
2. To set a framework to guide the preparation of future planning applications;
3. To provide a framework against which future planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of infrastructure provision

To support the housing development, it is anticipated that the Land north of Penkridge SPD will address the delivery of the following key infrastructure and design requirements, alongside other development plan policies relevant to the site:

- An on-site first school, retail and any necessary community facilities of an appropriate scale to meet the needs of the development whilst maintaining the vitality of services and facilities in the wider area
- High quality on-site open space, green infrastructure which integrates into existing housing permitted to the south of the site, alongside measures to ensure biodiversity net gain is achieved
- Highways, sustainable transport and active travel infrastructure, including links to infrastructure in the wider area
- Layout and design to enhance the entrance into the village, to protect the setting of the River Penk as it runs through Penkridge and to integrate into the wider landscape from the AONB to the east
- Provision of a new riverside country park adjacent to the River Penk (as indicated in Appendix B of this document)

To enable a comprehensive and coordinated development approach, piecemeal or unplanned development proposals within the area which are likely to prejudice its delivery including the infrastructure required for the area will not be permitted. To ensure that Land north of Penkridge is deliverable when required, work on the SPD will commence in the early years of the plan period.

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
SA4	+/-	0	+/-	--	-	-	++	-	-	-	++	+

- C.2.4.1 This strategic location has been assessed in **Appendix B**: Reasonable Alternative Site Assessments. Land north of Penkridge comprises Sites 010, 420 and 584 in the Penkridge cluster. The total area of the three sites is approximately 83 ha.
- C.2.4.2 The construction, occupation and operation of residential development would be expected to exacerbate air pollution, including GHG emissions. Penkridge has a range of existing services including primary and secondary schools, a GP surgery, Penkridge Leisure Centre and the railway station at Penkridge. There are local food stores in the village as well as a range of other local services including a Post Office. Policy SA4 requires a new First School and new retail facilities as part of the future proposals for the site. By allocating these sites in proximity to existing and proposed services and facilities, this policy would be likely to facilitate more sustainable communities, by reducing the need to travel and providing more sustainable travel choices. This policy could lead to a lower level of GHG emissions. There is a level of uncertainty in this assessment as the choice of whether to travel and the use of more sustainable modes of transport relies on behavioural change of individuals, which is unknown at this stage. The potential impact of this policy on climate change mitigation is uncertain (SA Objective 1).
- C.2.4.3 Policy SA4 proposes the development of a site of which a proportion lies within Flood Zones 2 and 3, to the south east of the site. The site also coincides with areas determined to be at low, medium and high risk of surface water flooding. There is a potential major negative effect on fluvial and surface water flood risk for future residents (SA Objective 2). The site boundary sets out a site suggestion and SSDC has confirmed that developed area would lie outside Flood Zones 2 and 3, with ‘water compatible uses’, such as amenity open space, being located in areas of higher flood risk. It is likely that the future development of the site would require consideration of surface water management measures, as required by national planning policy, which should serve to mitigate effects on surface water runoff. Overall, the policy is likely to have a negligible effect on flood risk and surface water. Flood risk (SA Objective 2).
- C.2.4.4 The site proposed within Policy SA4 lies less than 8km from Cannock Chase SAC. Cannock Chase SAC has a 15 km Zol; development proposals in this zone, resulting in a net increase of more than one dwelling have the potential to have a negative effect on the integrity of the SAC through increased visitor numbers and vehicular emissions, unless mitigation is in place. The SAC Partnership have agreed a suite of measures with Natural England that allow for planned development within 15 km of the SAC to proceed without harm to the SAC. Financial contributions from developments are expected from the 0-8 km Zone.
- C.2.4.5 Cannock Chase SAC is also designated as a SSSI. SA4 appears to lie within the IRZs for this SSSI and for ‘Belvide Reservoir’ SSSI. The IRZ information states that “*any residential developments with a total net gain in residential units*” should be consulted on with Natural England. Therefore, the proposed development at this site could potentially have a negative impact on the features for which these SSSIs have been designated.

- C.2.4.6 The development of 83 ha of greenfield agricultural land has the potential to result in the loss of grassland, hedgerows, trees and riparian areas, which may form habitats for various species. It is possible any adverse effects on biodiversity could be mitigated through appropriate measures. Policy SA4 seeks high quality on-site open space and green infrastructure as well as a new country park. There is the potential for this policy to result in biodiversity net gain, although this uncertain at this stage.
- C.2.4.7 At this stage of the SA process, the potential negative effects on European sites are uncertain, until the findings of the HRA become available. Therefore an overall assessment of uncertain has been recorded in the matrix above for biodiversity (SA Objective 3).
- C.2.4.8 The site lies approximately 3.2km west of Cannock Chase AONB. There is the potential for the development of 83ha to be visible from the AONB and such development may be considered to affect the AONB's setting. Policy SA4 seeks to integrate the development into the landscape. At this stage there is uncertainty about the effects on the setting to the AONB and there is the potential for a minor negative effect on landscape.
- C.2.4.9 The Landscape Sensitivity Study has assessed the land parcels in which the site lies. Details of the methodology for this study is provided in the Main Report. The site lies within an area assessed as being of 'moderate' and 'moderate-high' landscape sensitivity. The site does not lie within the Green Belt.
- C.2.4.10 The site relating to Policy SA4 lies within the RCA 'Staffordshire Plain' and the LCT 'Ancient Clay Farmlands'. The characteristic landscape features of this LCT include "*mature hedgerow oaks and strong hedgerow patterns ... small broadleaved and conifer woodlands; well treed stream and canal corridors ... numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; [and] dispersed settlement pattern*". The development of this site would be potentially discordant with the key characteristics of this LCT. The assessments in **Appendix B** of this report identify the potential for views from PRoW and local residents' homes to be affected by the development of the sites.
- C.2.4.11 Overall, a major negative impact on the character of the landscape is possible at this stage due to the effects of the development on a landscape assessed as being of 'moderate-high' sensitivity to change (SA Objective 4).
- C.2.4.12 A small proportion of the site is located within 200m of 'AQMA No.1 (Woodbank)'. The A449 passes through the site and the M6 lies to the east, with the eastern edge of the site lying within 200m of the M6. The proposed development could locate some new residents in areas of existing poor air quality and, therefore, result in an adverse impact on air pollution. The West Coast Mainline forms the western boundary to SA4. The proposed development could expose residents to higher levels of noise pollution and vibrations associated with the railway line. The River Penk lies adjacent to the south eastern boundary of SA4, and the proposed development could potentially increase the risk of contamination of this

- watercourse. Overall a minor negative effect on pollution and waste would be likely (SA Objective 5).
- C.2.4.13 The majority of SA4 lies on Grade 2 and 3 ALC land, which is considered to be some of South Staffordshire's BMV agricultural land. A small area of SA4, adjacent to the River Penk, lies on Grade 4 land. The proposed development would be likely to result in the loss of previously undeveloped land and the permanent and irreversible loss of soils. A minor negative impact on natural resources would be expected (SA Objective 6).
- C.2.4.14 While the capacity of the sites is uncertain at this stage, the Draft Preferred Options document indicates that the site could deliver approximately 1,129 dwellings and would make a substantial contribution to identified housing needs and therefore a major positive effect on housing need is expected (SA Objective 7).
- C.2.4.15 The closest NHS hospital with an A&E department is County Hospital, Stafford, located approximately 8km to the north of SA4. The proposed development could restrict the access of residents to essential health services provided by hospitals. The closest GP surgery is Penkridge Medical Practice, located approximately 700 m from the closest parts of the site. The site lies partially within and partially outside the target distance of 800 m to GP services. Penkridge Leisure Centre is located approximately 1.2 km from the site, partially within the target distance of 1.5 km. As described above, a proportion of the site is located within 200 m of AQMA No.1 (Woodbank) and the A449 passes through the site with the M6 lying to the east. The proposed development could locate some new residents in areas of existing poor air quality and, therefore, a minor negative impact would be expected. The West Coast Mainline forms the western boundary to SA4. The proposed development could potentially expose residents to higher levels of noise pollution and vibrations associated with the railway line.
- C.2.4.16 The site benefits from some access to the pedestrian network, including access to the towpath on the Staffordshire and Worcestershire Canal via an underpass to the M6. Policy SA4 also requires the proposals to provide high quality green infrastructure, open space and a new country park. While there are no details of the design or quantity of open space at this stage, this would be expected to provide benefits to health and wellbeing.
- C.2.4.17 Overall, there are expected to be both minor positive and minor negative effects on health and wellbeing (SA Objective 8). Using the precautionary principle a minor negative effect has been shown in the summary table above.
- C.2.4.18 SA4 is located approximately 200m from the Grade II Listed Buildings 'Garden Cottage, Mill End Cottage and The Cottage' and approximately 250 m from 'Lower Drayton Cottages' and 'Lower Drayton Bridge'. The proposed development could have a minor negative impact on the setting of these Listed Buildings. SA4 coincides with several archaeological features identified on the Historic Environmental Record including 'Stone, Stafford and Penkridge Turnpike Road', 'Silver Mount Findspot, Penkridge' 'Coin Findspot, Penkridge', 'Water

Meadow, Lower Drayton’, ‘Drayton Cross’ and ‘Pilgrim’s Ampulla, Penkridge’. The Historic Environmental Character Assessment¹⁸ identified the site as being an area of medium historic value. There are no conservation areas in proximity to the site, such that the conservation area or its setting are likely to be affected by development of the site. The impacts of development on heritage assets and their settings are largely dependent on the distribution of development in relation to the location of the heritage assets and depend, in part, on the design of the development which may allow for mitigation and/or enhancement. As these aspects are uncertain at this stage, there is a potential minor negative effect on cultural heritage (SA Objective 9).

- C.2.4.19 Penkridge Railway Station is located approximately 880 m from the site boundary, within the target distance of 2 km for rail services. Train services are available to Birmingham and Stafford, as well as other stations on the West Coast Mainline. There are bus stops available on the A449 which passes through the site, providing services to Stafford and Wolverhampton with occasional services to other destinations. There are additional existing bus stops at Chase View and Goods Station Lane. Parts of the site would be expected to have good access to existing bus services.
- C.2.4.20 The site has access to the footpath and PRow network and connects to the towpath along the Staffordshire and Worcestershire Canal. The site is well connected to the existing road network. There are a range of services available in Penkridge, including food stores and the leisure centre. Overall, the site is assessed as having good access to a range of local services and sustainable transport choices. There are a range of potential positive and negative effects on transport and access. There is also a level of uncertainty in the travel choices of future residents. Overall, a minor negative impact would be expected (SA Objective 10).
- C.2.4.21 Penkridge is served by three existing first schools and one middle school, while Wolgarston High School provides secondary education for the area. Policy SA4 proposes a new first school on the site. New residents would have good access to first school education and parts of the site would have good access to middle and secondary school education. The policy seeks the creation of “*sustainable transport and active travel infrastructure*”. It is anticipated that the development of the site could provide sustainable transport routes to schools, such as safe walking and cycling routes. A major positive impact would be expected on education (SA Objective 11).
- C.2.4.22 There are some existing employment sites in the local area, including Dunston Business Park, which lies approximately 850 m to the north of the site. The Hansen score calculation assessed central parts of the site as having ‘reasonable’ access to employment opportunities by public transport. Development of the site would offer a small range of employment

¹⁸ South Stafford Council (2011) ‘Historic Environmental Character Assessment: South Stafford’ Available at <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Assessments.aspx#southstaffs-hea> [Accessed on 27/05/21]

opportunities at the proposed school and retail services. Overall, there is the potential for a minor positive effect on employment (SA Objective 12).

C.2.5 Policy SA5: Housing Allocations

Policy SA5 – Housing Allocations

Alongside the strategic development locations identified in Policies SA1, SA2, SA3 and SA4, the following housing allocations will be delivered to meet the District's housing target up to 2038. The site boundaries are set out in the relevant site proforma in Appendix C.

Village/ Town	Site Ref No.	Use	Site location	Minimum Capacity (dwellings)	Proforma Page Number
West of Wolverhampton	582	Residential	North of Langley Road (adjoining City of Wolverhampton boundary)	390	
South of Stafford	036c	Residential	Land at Weeping Cross (adjoining Stafford Borough)	168	
Penkridge	005	Residential	Land at Cherry Brook	88	
Codsall	419a&b	Residential	Land at Keepers Lane and Wergs Hall Rd	317	
Codsall	224	Residential and station parking	Land adjacent to 44 Station Road	85	
Codsall	228	Residential	Former Adult Training Centre off Histons Hill	29	
Great Wyrley	141	Residential	154a Walsall Road	31	
Great Wyrley	136	Residential, country park and allotments	Land at Landywood Lane	155	
Great Wyrley	139	Residential	Pool View, Church Bridge	46	
Cheslyn Hay	523	Residential	Land east of Wolverhampton Road	49	
Cheslyn Hay	119a	Residential	Land adjoining Saredon Road	60	
Great Wyrley	638	Residential	Loades PLC	29	
Great Wyrley	704	Residential	Land off Norton Lane	31	
Great Wyrley	536a	Residential (including specialist housing and school parking)	Land off Holly Lane	84	
Wombourne	416	Residential	Land off Orton Lane	57	
Wombourne	285, 562/415, 459	Residential	Pool House Road	218	
Wombourne	463 & 284	Residential	Land off Billy Bunns Lane and Gilbert Lane	223	
Wombourne	286	Residential	Land adjacent 63 Sytch Lane	16	
Brewood	617	Residential	Four Ashes Road	63	
Brewood	79	Residential (including specialist housing)	Land south of Kiddemore	43	
Kinver	274	Residential	Land south of White Hill	120	
Kinver	272	Residential	Land east of Dunsley Drive	22	
Kinver	576	Residential	Land off Hyde Road (west)	22	
Perton	239	Residential	Land west of Wrottesley Park Road (south)	150	

Policy SA5 – Housing Allocations

Huntington	591	Residential	Land at Oaklands Farm (north of Limpit Lane)	44	
Huntington	16	Residential	Land at Pear Tree Farm	39	
Coven	82	Residential	Land between AA49 Stafford Rd & School Lane	48	
Featherstone	168	Residential	Land at Brinsford Lodge	60	
Featherstone	397	Residential	Land adjacent to Brinsford Lodge, Brookhouse Lane	39	
Wheaton Aston	379	Residential	Land off Ivetsey Road	18	
Wheaton Aston	436a	Residential	Bridge Farm: 54 Long Street	15	
Wheaton Aston	610	Residential	Land off Marston Road/ Fenton House Lane	22	
Pattingham	255	Residential	Clive Road/ Moor Lane	22	
Pattingham	251	Residential	Hall End Farm	17	
Swindon	313	Residential	Land off Himley Lane	22	

All site allocations will be delivered in accordance with the individual site planning requirements set out in Appendix C and any other mitigation which is deemed necessary, through the development management process. Proposals should be consistent with other Development Management policies in the Local Plan.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
SA5	+/-	0	-	--	-	-	++	-	-	-	-	-

- C.2.5.1 Each site proposed as a reasonable alternative has been separately assessed in **Appendix B: Reasonable Alternative Site Assessments**. Each site has a range of positive and negative effects on the SA Objectives.
- C.2.5.2 Strategic Policy SA5 sets out the proposed distribution of housing across the plan area, in addition to the sites identified in Policies SA1 to SA4. The distribution of allocations reflects the settlement hierarchy, which is based on available services and facilities as well as environmental constraints. In addition, development would also be directed towards the towns and cities of the Black Country and, to a lesser extent, towards Stafford in order contribute to the identified unmet housing need in these neighbouring authorities.
- C.2.5.3 The Spatial Strategy seeks to direct development in the first instance towards the three Tier 1 settlements: Penkridge, Codsall/Bilbrook and Cheslyn Hay/Great Wyrley, as well as on land adjacent to the Black Country and Stafford. Tier 2 settlements comprise Wombourne, Brewood, Kinver, Perton and Huntington and Tier 3 settlements comprise Essington, Coven, Featherstone, Snareshill, Wheaton Aston, Pattingham and Swindon. Tier 2 and Tier 3

settlements would accommodate lower levels of housing allocations, with very low levels of housing development expected to be delivered in Tier 4 settlements and in the wider rural area and Tier 5 settlements.

- C.2.5.4 The construction, occupation and operation of development would be expected to exacerbate air pollution, including GHG emissions and PM. However, by directing development towards Tier 1, Tier 2 and, to a lesser extent, Tier 3 settlements as well as towards the urban edge of existing larger towns outside the district, this policy would be likely to facilitate more sustainable communities, by locating residents in closer proximity to services, facilities and public transport, including railway stations. The use of the private cars and associated fossil fuel consumption is identified as one of the district's larger contributors to GHG emissions. By seeking to reduce the need to travel and by locating development in settlements with existing public transport links, this policy could lead to a lower level of carbon emissions than would otherwise be the case. There is a level of uncertainty in this assessment as the choice of more sustainable modes of transport relies on behavioural change of individuals, which is uncertain at this stage. Policies SA1 to SA4 propose strategic housing allocations, while Policy SA5 proposes the remaining housing allocations across the settlement hierarchy, with some allocations proposed in smaller settlements with fewer services and where new residents may be expected to have more reliance on private car usage, with associated GHG emissions. The potential impact of this policy on climate change mitigation is uncertain (SA Objective 1).
- C.2.5.5 The South Staffordshire plan area is crossed by numerous watercourses and associated floodplains, including the River Penk and the River Stour. The Shropshire Union Canal and Staffordshire and Worcestershire Canal also pass through the district. Development of previously undeveloped land could potentially result in the exacerbation of flood risk. Three sites identified in this policy include land which lies in Flood Zones 2 and 3 and therefore of higher flood risk. Site-specific Flood Risk Assessments may lead to floodplain avoidance and surface water management solutions will be required for all larger sites, in line with the requirements of the Environment Agency. It is likely fluvial and surface water flood risk impacts can be mitigated, as set out in National Planning Policy and required by the Environment Agency. It is likely the overall effect on SA Objective 2 would be negligible.
- C.2.5.6 There are four European Sites within or in proximity to the district, designated as SACs: Cannock Chase, Motte Meadows, Fens Pools and Cannock Canal Extension. Development locations towards the north east of the district in areas to the south of Stafford, in proximity to Penkridge, Cheslyn Hay, Great Wyrley, Brewood, Huntington, Featherstone, would lie within the identified 15km ZOI for Cannock Chase SAC. The ZOIs for the three other European sites are being assessed in the emerging HRA to accompany this stage of the planning process and are uncertain at this stage.
- C.2.5.7 Cannock Chase SAC has a 15 km ZOI; development proposals in this zone, resulting in a net increase of more than one dwelling have the potential to have a negative effect on the

- integrity of the SAC through increased visitor numbers and vehicular emissions, unless mitigation is in place. The SAC Partnership have agreed a suite of measures with Natural England that allow for planned development within 15 km of the SAC to proceed without harm to the SAC. Financial contributions from developments are expected from the 0-8km Zone. Planned mitigation is therefore in place for those sites located in this zone.
- C.2.5.8 The delivery of residential development on greenfield land could potentially lead to negative impacts on the local green infrastructure network and the loss of natural habitats and ecologically important soils. A potential minor negative impact on biodiversity would be anticipated at this stage (SA Objective 3).
- C.2.5.9 Directing a large proportion of allocations towards existing settlements would serve to limit the likely effects on the character of the wider landscape and provides the opportunity for new buildings to be designed to be in-keeping with the existing townscape character. However, development of these sites would be likely to result in the loss of areas of greenfield land would be likely to result in a minor negative effect on the landscape.
- C.2.5.10 The Landscape Sensitivity Study and Green Belt Study have assessed the land parcels in which these sites lie. Details of the methodologies for these studies is provided in the Main Report. Ten of the 38 sites identified in policy SA5 lie in areas assessed as being of 'moderate-high' or 'high' landscape sensitivity. In relation to the Green Belt, 21 of the 38 sites do not lie within the existing Green Belt designation. Fourteen of the sites lie in areas where the removal of those land parcels has the potential to cause a 'moderate-high', 'high' or 'very high' level of harm to the purposes of the Green Belt.
- C.2.5.11 Development in locations to the north east of the district towards Cannock Chase AONB, such as in proximity to Huntington and Stafford, have the potential to have a negative effect on the setting to the AONB. Building design and any mitigating landscape measures are uncertain at this stage of the plan-making process.
- C.2.5.12 Overall there is the potential for a major negative effect on landscape, as a consequence of the release of land which would be likely to harm the purposes of the Green Belt in those locations (SA Objective 4).
- C.2.5.13 An increase in population in existing settlements would be expected to result in an increased number of vehicles and associated emissions. Air pollution in higher density urban areas is more likely to result in adverse impacts on human health than air pollution in lower density areas because of higher pollution emissions in more populated streets, in-combination with more dense built form stagnating the air flow. The overall strategy for the distribution of residential allocations seeks to direct development towards settlements with existing services and with access to public transport, and particularly access to rail services and in this regard would serve to reduce the level of likely effects in relation to vehicular emissions.

- C.2.5.14 SSDC benefits from having only three small AQMAs. However, the district lies adjacent to the AQMAs covering the whole of the City of Wolverhampton, Dudley Metropolitan Borough Council and Walsall Metropolitan Borough Council. A small number of sites in Great Wyrley and west of Wolverhampton would be located in proximity to existing AQMAs. The district is crossed by a number of motorways, trunk roads and main roads, including the M6, A5, A449 and A34. Sites located in proximity to these routes may expose residents to higher levels of vehicular-related emissions. There are numerous Source Protection Zones and watercourses across the district. Sites located in proximity to these features may lead to a greater risk of pollution escape into watercourses or groundwater. Overall, a minor negative impact on pollution would be expected (SA Objective 5).
- C.2.5.15 By directing development towards existing settlements, there is greater scope for development on brownfield sites, which would be likely to help limit the permanent and irreversible loss of agriculturally and ecologically valuable soils, such as in locations in Cheslyn Hay and Featherstone. Allocations on greenfield land in proximity to Cheslyn Hay and Great Wyrley are likely to have a lower level of effect on BMV soils due to the quality of the agricultural land in much of this part of the district. However, the proposed allocations in locations in proximity to Bilbrook and Codsall, Penkridge, Wombourne and Kinver, amongst others, would be likely to result in a significant loss of soil of BMV soils due to the higher Grades of soils in proximity to these settlements. There is a level of uncertainty in this assessment as Provisional ALC does not distinguish between Grades 3a and 3b and therefore does not distinguish between land classed as BMV and land which would fall below this quality. Overall, a minor negative impact on natural resources would be likely (SA Objective 6).
- C.2.5.16 Policy SA5 seeks to make a substantial contribution to meeting the identified housing needs to the year 2038. As a result, Policy SA5 would be expected to have a major positive impact on housing (SA Objective 7).
- C.2.5.17 By directing development towards Tier 1 and Tier 2 settlements, this policy would be likely to locate many new residents in areas with some access to existing GP surgeries. Pattingham, Huntington, Coven and Swindon do not have GP surgeries within the settlement and new residents would need to travel to neighbouring settlements to access health services. Residents of South Staffordshire rely on hospital services in neighbouring Authorities, including Stafford, Wolverhampton and Walsall. Settlements in proximity to the district boundaries in these locations are likely to have better access to hospital services, including the proposed sites near Stafford and Featherstone. The majority of settlements lie outside the 5 km target distance used in this assessment. The Tier 1 settlements, and Wombourne in Tier 2, have leisure centres located within the settlement, providing access to these services. Penkridge, Cheslyn Hay and Great Wyrley lie within 200 m of main roads or motorways. While no AQMAs have been identified in these settlements, it is possible some new residents would be located within areas with higher levels of vehicular emissions. Overall, this policy would be expected to have a range of positive and negative effects on

human health (SA Objective 8). Using the precautionary principle, a minor negative effect has been shown in the summary table above.

- C.2.5.18 The impacts of development on heritage assets and their settings are largely dependent on the distribution of development in relation to the location of SSDC's heritage assets and depend, in part, on the design and specific location of development which may allow for mitigation and/or enhancement. Some of the sites identified above located in Brewood, Pattingham, Wheaton Aston and Great Wyrley are located in proximity to Grade II Listed Buildings. Some of the identified sites in Codsall, Brewood, Kinver, Pattingham and Wombourne lie in proximity to the Conservation Areas associated with these settlements. A site in Kinver has the potential to have a negative effect on the Enville Registered Park and Garden. The effects of proposed development of these sites on the significance of these heritage assets is uncertain at this stage. Specialist heritage advice would be required to establish the nature and extent of any such effects. There is the potential for a minor negative effect on cultural heritage assets (SA Objective 9).
- C.2.5.19 This policy seeks to locate development in more sustainable locations with access to existing services, including public transport options. The Tier 1 settlements benefit from having railway stations in central locations, as well as having local GP surgeries, primary and secondary schools and leisure centres within the settlements. Many Tier 2 settlements have GP surgeries as well as primary and secondary schools. Access to local services and public transport options would help to reduce the reliance on personal car usage. However, in a largely rural district with high levels of car ownership and high car usage, there is likely to be additional car users on roads as a result of the development put forward in the policy. The impact on local congestion as a result of the proposed development within this policy is likely to be greater in existing settlements, with larger numbers of new residents using the same roads and access points. Overall, this policy could potentially have a negative impact on transport and accessibility (SA Objective 10).
- C.2.5.20 By directing the majority of development towards existing Tier 1 and Tier 2 settlements as well as at the fringe of the conurbation comprising the Black Country, it would be expected that a large proportion of new residents would be situated in close proximity to educational facilities. Some sites in Bilbrook, Codsall, Brewood, Great Wyrley, Kinver, Perton, Wheaton Aston and Wombourne lie outside the target distances for primary education. Some sites in Billbrook, Brewood, Huntington, Perton, Swindon, Wheaton Aston, Great Wyrley, Coven and Featherstone lie outside of the target distances for secondary education. Overall, using the precautionary principle, there is likely to be a minor negative effect in relation to locating residents within the target distance to schools (SA Objective 11).
- C.2.5.21 As stated in the Local Plan, a large proportion of South Staffordshire's population travel to work outside the district. The Black Country and other authorities' economies are an important source of employment for residents in the district. More recently, South Staffordshire has aspired to provide more local jobs, to reduce levels of out commuting and

provide employment for residents of neighbouring areas. Public transport access to employment opportunities has been considered for each village settlement, using Hansen scores developed by Staffordshire County Council. A higher Hansen score will show a greater level of access to employment opportunities by public transport for residents within a certain settlement. Hansen scores of ‘good’ or ‘reasonable’ are found in parts of the settlements of Penkridge, Bilbrook, Codsall, Cheslyn Hay, Great Wyrley, Coven, Brinsford, Featherstone, Essington, Huntington and Perton. Sites at Wombourne, Kinver, Pattingham, Stafford, Swindon and Wheaton Aston are identified as having less than ‘reasonable’ access to employment by public transport and it is more likely new residents would travel by car to access employment opportunities outside the local area. In this largely rural district, the majority of the sites proposed in Policy SA5 lie in areas with less than ‘reasonable’ level of access to employment by public transport. Overall, Policy SA5 is likely to have a minor negative impact on access to the local economy (SA Objective 12).

C.2.6 Policy SA6: Gypsy and Traveller Allocations

Policy SA6 – Gypsy and Traveller Allocations

SA6: Gypsy and Traveller Allocations

Gypsy and Traveller pitches are allocated at the locations set out in the table below to meet identified family needs.

The new pitch allocations must be located within the red line boundary of the site as shown in Appendix D.

Table to be updated to reflect GT site numbering, when Draft Preferred Option SA6 policy updated.

Site	Site Ref No.	Proposal	Total no. pitch allocations	Proforma page number
SS001	Anvil Park	1 additional pitch within site boundary	1	
SS002	Brickyard Cottage	1 additional pitch within site boundary	1	
SS003	Brinsford Bridge	6 additional pitches on land adjacent to the site boundary and 1 unauthorised pitch to permanent	7	
SS006	Glenside	1 unauthorised pitch to permanent	1	
SS007	Granary Cottage	1 unauthorised pitch to permanent	1	
SS016	The Bungalow	3 additional pitches within site boundary	3	
SS017	The Spinney	1 unauthorised pitch to permanent and 1 additional pitch	2	

SS018	The Stables	3 additional pitches within site boundary	3	
SS020	Fair Haven	4 temporary pitches to permanent	4	
SS027	New Acre Stables	4 unauthorised pitches to permanent	4	
SS029	Park Lodge	1 unauthorised pitch to permanent	1	
SS030	Rear of 122 Streets Lane	4 unauthorised pitches to permanent and 1 additional pitch	5	
		Total pitches	33	

All sites are existing established sites or direct extension to these, and are often in remote rural locations and washed over by the West Midlands Green Belt. As an exception to the planning policies relating to the location of Gypsy and Traveller pitch provision in the Green Belt, pitches identified in the Green Belt through the Local Plan will be acceptable in principle where planning applications are submitted for the specified number of additional pitches allocated in the Local Plan.

Planning applications on these sites will need to be in accordance with the criteria in Policy HC8, any site-specific planning requirements set out in Appendix D, and any other mitigation which is deemed necessary through the development management process. Proposals should be consistent with other Development Management policies in the Local Plan.

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
SA6	0	--	-	--	-	-	+	-	-	-	-	--

C.2.6.1 As described in the Preferred Option Plan, accommodation needs for Gypsies and Travellers have been assessed in the Gypsy and Traveller Accommodation Assessment (2020)¹⁹ and considered further in the Pitch Deliverability Study (2021)²⁰. These assessments found that there is the need to deliver an additional 40 pitches to meet the needs of Gypsies and Travellers over the next five years. Beyond this period, it is proposed that future need will

¹⁹ Add ref when available

²⁰ Opinion Research Services (2021) 'South Staffordshire Council Pitch Deliverability Assessment' (add weblink when available)

be met through the Development Management process, using Policy HC8 as the criteria based policy against which future applications would be considered.

- C.2.6.2 As set out in the table accompanying Policy SA6, 33 pitches for Gypsies and Travellers have been identified across 12 sites. All of the proposed pitches would be delivered on existing sites or as extensions to existing sites.

Climate Change Mitigation

- C.2.6.3 Due to the small-scale nature of the development within this policy, it is assumed that development proposals would have a negligible impact on the district's contributions to climate change (SA Objective 1).

Climate Change Adaptation

- C.2.6.4 All of the preferred sites are located wholly within Flood Zone 1. A minor positive impact would be expected at these sites, as the proposed development at these locations would be likely to locate site end users away from areas at risk of fluvial flooding (SA Objective 2).
- C.2.6.5 A proportion of site GT08 coincides with areas determined to be at low, medium and high risk of surface water flooding. The proposed development at this site would be expected to have a major negative impact on surface water flood risk, as development could potentially locate some site end users in areas at high risk of surface water flooding, as well as exacerbate surface water flood risk in surrounding locations. A proportion of site GT14 coincides with areas determined to be at low and medium risk of surface water flooding, the proposed development at this site would be expected to have a minor negative impact on surface water flood risk, as development would be likely to locate site end users in areas at some risk of surface water flooding, as well as exacerbate surface water flood risk in surrounding locations to some degree. The other ten sites where pitches may be delivered are in locations which are not identified as being within areas of surface water flood risk and a negligible impact on surface water flood risk would be anticipated. At this stage of the planning process a major negative impact is recorded in the matrix for this SA Objective, following the principle of recording the worse-case assessment for each criteria of an objective (SA Objective 2).

Biodiversity and Geodiversity

- C.2.6.6 Sites GT01, GT05, GT06, GT07, GT08, GT14, GT17, GT23, GT33, GT34 and GT35 are located within 15km of 'Cannock Chase' SAC. There is the potential for a minor negative impact as a result of the proposed development at these eleven sites, due to the increased risk of development-related threats and pressures on this European designated site.
- C.2.6.7 At the time of writing the potential impact of development on other European sites is uncertain. The emerging HRA will provide more detailed analysis of likely impacts and identification of impact pathways beyond those considered in the SA.

- C.2.6.8 Sites GT01, GT05, GT06, GT07, GT08, GT10, GT14, GT17, GT23, GT33, GT34 and GT35 are located within an IRZ which states that “*any residential developments outside of existing settlements/urban areas with a total net gain in residential units*” should be consulted on with Natural England. At this stage of the planning process, the proposed development at these sites could potentially have minor negative impacts on the features for which these SSSIs have been designated. Consultation with Natural England would clarify whether the type of small scale development proposed at these sites would be likely to have adverse impacts on SSSIs.
- C.2.6.9 Site GT14 is located approximately 20m from ‘Essington Wood’ ancient woodland, and Site GT34 is located approximately 250m from this ancient woodland. The proposed development at these two sites could potentially have a minor negative impact on this ancient woodland, due to an increased risk of disturbance.
- C.2.6.10 Site GT17 is located approximately 100m from ‘Wyrley and Essington Canal’ LNR. The proposed development at this site could potentially result in a minor negative impact on this LNR, due to an increased risk of development-related threats and pressures. Site GT18 is located approximately 200m from ‘Wom Brook Walk’ LNR. However, due to the nature of this LNR, which in an urban location and where recreational use is encouraged, the proposed development at this site would be expected to have a negligible impact on the LNR.
- C.2.6.11 At this stage of the planning process, there is the potential for the development of these sites to have minor negative impacts on biodiversity (SA Objective 3).

Landscape and Townscape

- C.2.6.12 All sites being considered to meet the needs of the Gypsy and Traveller community lie within the West Midlands Green Belt. The release of Green Belt land at Sites GT08 and GT33 is considered by the Green Belt Study to result in ‘very high’ levels of harm to the purposes of the Green Belt. Development of Sites GT05, GT06, GT07, GT14, GT23 and GT34 could cause ‘high’ levels of harm to the purposes of the Green Belt. Additionally, development of Site GT01 could cause ‘moderate-high’ levels of harm to the purposes of the Green Belt. Therefore, development of these sites is assessed as having a potentially major negative impact. The proposals at Sites GT05, GT14, GT23 and GT34 are to provide one additional pitch to an existing site. While these sites lie in areas assessed as making a substantial contribution to the purposes of the Green Belt, the development proposed is small in scale and mitigation measures may be more successful in limiting the effects of the development on the openness of the Green Belt and/or reducing urbanising influences on the character of the Green Belt. Development of Sites GT18 and GT35 are considered to result in ‘moderate’ harm to the Green Belt purposes. Therefore, development of these sites is assessed as having a minor negative impact. Site GT17 was not assessed by the Green Belt study. Development of this site is assessed as having a negligible impact.

- C.2.6.13 Sites GT01 and GT07 are considered by the Landscape Sensitivity Study to be within areas of ‘moderate-high’ landscape sensitivity. Development of these sites has been assessed as having a potentially major negative impact. Sites GT05, GT06, GT23 and GT35 are assessed as being within an area of ‘moderate’ landscape sensitivity. Additionally, Sites GT08, GT18 and GT33 are assessed as being within an area of ‘low-moderate’ landscape sensitivity. Therefore, development of these sites has been assessed as having a potentially minor negative impact. Sites GT14 and GT34 are assessed as being within an area of ‘low’ landscape sensitivity and Site GT17 was not assessed by the Landscape Sensitivity Study. Development of these sites is assessed as having a negligible impact.
- C.2.6.14 All proposed pitches are located on or adjacent to existing sites for Gypsies and Travellers. The additional pitches proposed would be likely to have a negligible impact on the characteristics identified in the published landscape character assessment.
- C.2.6.15 The proposed development at Sites GT14 and GT17 could potentially alter the views experienced by local residents. Therefore, a minor negative impact on the local landscape would be expected.
- C.2.6.16 Sites GT14, GT17 and GT35 are located in the open countryside surrounding settlements. The proposed development at these sites would be likely to contribute towards urbanisation of the surrounding countryside, and therefore have a minor negative impact on the local landscape.
- C.2.6.17 Overall, this policy is assessed as having a potentially major negative impact on the landscape objective (SA Objective 4) primarily as a result of potential impacts on the purposes of the Green Belt and areas of high landscape sensitivity.

Pollution and Waste

- C.2.6.18 None of the sites in the Preferred Option plan are located within or within 200m of an AQMA. Sites GT01, GT08, GT14 and GT34 are located wholly or partially within 200m of main roads, including the A449 and A462. Site GT01 is also located adjacent to the railway line linking Wolverhampton to Stafford. The proposed development at these sites could potentially expose some site end users to higher levels of transport associated air and noise pollution.
- C.2.6.19 Sites GT01, GT05, GT06, GT07, GT08, GT18, GT23 and GT33 coincide with the catchment (Zone III) of a groundwater SPZ. The proposed development at these sites could potentially increase the risk of groundwater contamination within this SPZ, and therefore, result in a minor negative impact on local groundwater resources.
- C.2.6.20 Sites GT05, GT06, GT07, GT08, GT23 and GT33 are located within 200m of a watercourse, including the Staffordshire and Worcestershire Canal, River Penk or Saredon Brook. The proposed development at these sites could potentially increase the risk of contamination of these watercourses, and therefore, a minor negative impact would be expected.

- C.2.6.21 Overall, the policy has the potential to have a minor negative impact on the pollution and waste objective (SA Objective 5).

Housing

- C.2.6.22 The Pitch Deliverability Assessment²¹ identifies the need for 40 pitches over the period from 2020-24 for Gypsies and Traveller households that met the national planning definition of a Traveller in the Planning Policy for Traveller Sites (PPTS)²². The assessment finds that 33 pitches can be delivered through the expansion or intensification of existing sites. There is an unmet need for additional pitches at two sites, Clee Park (5 pitches) and The Bungalow (2 pitches). The proposed policy meets the identified need for pitches at the majority of sites and therefore a minor positive impact is anticipated in relation to the housing objective (SA Objective 6). There is the potential for the unmet need for pitches to lead to adverse impacts on community cohesion and possibly health, should existing accommodation become overcrowded.

Natural Resources

- C.2.6.23 Sites GT01, GT05, GT06, GT07, GT08, GT18, GT23, GT33 and GT34 comprise previously developed land. The proposed development at these sites would be classed as an efficient use of land, and therefore, a minor positive impact on natural resources would be expected. Sites GT14, GT17 and GT35 partially comprise previously undeveloped land. The proposed development at these nine sites would be likely to result in a minor negative impact on natural resources, due to the loss of previously undeveloped land. These negative impacts would be associated with an inefficient use of land and the permanent and irreversible loss of ecologically valuable soils. Sites GT14, GT17, GT34 and GT35 are located on land assessed as being wholly or partially ALC Grades 4 or Urban. All the other Preferred Option sites are located on land of ALC Grade 3 or above. Overall, the policy has the potential for a minor negative impact on natural resources (SA Objective 7).

Health and Wellbeing

- C.2.6.24 All sites are located outside the target distance to a hospital and the proposed development at these sites could potentially restrict the access of site end users to these essential health facilities. Due to the rural nature of the district and the location of hospitals in neighbouring authorities, this impact is expected at many locations. Only one of the sites assessed in the shortlist of potential Gypsy and Traveller sites was within the 5km target distance to a hospital (Appendix B).

²¹ Opinion Research Services (2021) 'South Staffordshire Council Pitch Deliverability Assessment' (add weblink when available)

²² Department for Communities and Local Government (2015) Planning Policy for Traveller Sites (PPTS) Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf [Accessed on 20/07/21]

- C.2.6.25 Site GT18 is located within the target distance to Dale Medical Practice, in Wombourne. Site GT35 is located within the target distance to Wardles Lane Surgery. The proposed development at these sites would be expected to have a minor positive impact on the access of site end users to GP surgeries. Sites GT01, GT05, GT06, GT07, GT08, GT14, GT17, GT23, GT33 and GT34 are located outside the target distance to the nearest GP surgeries. The proposed development at these sites would be expected to have a minor negative impact on the access of site end users to GP surgeries.
- C.2.6.26 Site GT18 is located within the target distance to Wombourne Leisure Centre. The proposed development at this site would be expected to have a minor positive impact on the access of site end users to these facilities. All other sites are located wholly or partially outside the target distance to the nearest leisure facilities, and therefore, a minor negative impact on the health and wellbeing of site end users would be expected.
- C.2.6.27 All sites are located over 200m from the nearest AQMA, and therefore, a minor positive impact would be expected for the health and wellbeing of site end users. Sites GT01, GT08, GT14 and GT34 are located wholly or partially within 200m of a main roads. The proposed development at these sites could potentially expose site end users to higher levels of traffic associated emissions, which would be likely to have a minor negative impact on the health of site end users. Sites GT05, GT06, GT07, GT17, GT18, GT23, GT33 and GT35 are located over 200m from a main road. The proposed development at these sites would be expected to have a minor positive impact on health, as site end users would be located away from traffic related air and noise pollution.
- C.2.6.28 The Preferred Option sites have good access to public greenspace and the PRoW network. All sites are located within 600m of a public greenspace. Therefore, a minor positive impact would be expected at these sites, as the proposed development would be likely to provide site end users with good access to outdoor space and a diverse range of natural habitats, which is known to have physical and mental health benefits. All sites are located within 600m of the PRoW network. Sites GT05, GT08, GT14, GT18, GT23, GT33 and GT34 are also located within 600m of a cycle path. The proposed development at these sites would be likely to provide site end users with good pedestrian and/or cycle access and encourage physical activity, and therefore, have a minor positive impact on the health and wellbeing of local residents.
- C.2.6.29 Overall, the policy is assessed as having a range of positive and negative impacts on health and wellbeing. The policy has the potential for minor negative impacts on health and wellbeing, as a result of site users being outside the target distance to health services and some site users being in proximity to sources of pollution. A minor negative impact is anticipated at this stage (SA Objective 8).

Cultural Heritage

- C.2.6.30 Site GT05 is located approximately 20m from the Grade II Listed Building ‘Staffordshire and Worcestershire Canal Number 71 (Cross Green Bridge)’. Site GT23 is located approximately 200m from this Listed Building. Site GT14 is located approximately 190m from ‘Chapel Farmhouse’. The proposed development at these three sites could potentially have a minor negative impact on the setting of these Listed Buildings. Sites GT07 and GT35 coincide with several heritage features, including ‘Brewood Deer Park’ and ‘Old Coal Shafts, East of Wyrley Cannock Colliery (No. 8)’. Sites GT01, GT05, GT06, GT08, GT14, GT17 and GT23 are located adjacent to various heritage features. The proposed development at these sites could have a potential adverse impact on the interpretation of the significance of these historic assets and/or their settings. Sites GT17, GT18 and GT35 are located within an area of high historic value. Site GT01 is located within an area of medium historic value. The proposed development at these sites could potentially have a minor negative impact on the local historic character. Overall, the policy has the potential for a minor negative impact on the significance of heritage assets and/or their settings (SA Objective 9).

Transport and Access

- C.2.6.31 Sites GT01, GT05, GT06, GT08, GT23, GT33 and GT35 are located within the target distance to bus stops providing regular services. The proposed development at these sites would be likely to have a minor positive impact on site end users’ access to bus services. The other five sites are located wholly or partially outside the target distance to a bus stop providing regular services. Therefore, the proposed development at these sites could potentially have a minor negative impact on site end users’ access to bus services.
- C.2.6.32 Site GT01 is located within the target distance to Penkridge Railway Station. Sites GT17 and GT35 are located within the target distance to Landywood Railway Station. The proposed development at these sites would be expected to have a minor positive impact on site end users’ access to rail services. The other nine sites are located outside the target distance to the nearest railway stations. Therefore, the proposed development at these sites would be likely to have a minor negative impact on site end users’ access to rail services.
- C.2.6.33 Sites GT06, GT08, GT14 and GT34 are well connected to the existing footpath network. The proposed development at these sites would be expected to have a minor positive impact on site end users’ opportunities to travel by foot. Sites GT01, GT05, GT07, GT17, GT18, GT23, GT33 and GT35 currently have poor access to the surrounding footpath network. The proposed development at these sites could potentially have a minor negative impact on local accessibility.
- C.2.6.34 All sites are well connected to the existing road network. The policy would therefore be expected to provide site end users with good access to existing roads, resulting in a minor positive impact on accessibility.

- C.2.6.35 Site GT01 is located within the target distance to a local food store, therefore, the proposed development at this site would be expected to have a minor positive impact. All other sites proposed in this policy are located outside the target distance to a convenience store. The proposed development at these sites could potentially have a minor negative impact on the access of site end users to local services.
- C.2.6.36 Overall, the policy is assessed as having a range of positive and negative impacts on transport and accessibility. The policy has the potential for minor negative impacts on transport and accessibility as a result of some site users being outside the target distance to public transport and local convenience stores as well as having limited access to the site on a footway. A minor negative impact is anticipated at this stage (SA Objective 10).

Education

- C.2.6.37 Site GT35 is located within the target distance to Landywood Primary School. Site GT18 is located within the target distance to St Bernadettes Catholic School. The proposed development at these sites would be expected to situate new residents in locations with good access to primary education, and therefore, a minor positive impact would be expected. All other sites are located wholly or partially outside the target distance to schools providing education for all primary ages, and therefore, the proposed development at these sites would be expected to have a minor negative impact on the access of new residents to primary education.
- C.2.6.38 Site GT18 is located within the target distance to Ounsdale High School. The proposed development at this site would be expected to situate new residents in locations with good access to secondary education, and therefore, a minor positive impact would be expected. All other sites are located wholly or partially outside the target distance to the nearest secondary schools, and therefore, the proposed development at these sites would be expected to have a minor negative impact on the access of new residents to secondary education.
- C.2.6.39 Overall, the policy has the potential for a minor negative impact on access to education as the majority of sites lie outside the target distance for sustainable access to schools (SA Objective 11).

Economy and Employment

- C.2.6.40 Of the twelve sites selected in the Preferred Option policy SA6, six sites are located in areas with 'reasonable' sustainable access to employment opportunities (Sites GT05, GT06, GT08, GT14, GT23 and GT35) and therefore, the proposed development at these sites would be expected to have a minor positive impact on site end users' access to employment. Site GT34 is located in an area with 'poor' or 'unreasonable' sustainable access to employment opportunities, and therefore, the proposed development at this site would be expected to have a minor negative impact on site end users' access to employment. All other sites are located in areas outside of the Rural Services and Facilities Audit. The proposed

development at these sites could potentially restrict the access of site end users to employment opportunities, and therefore, a major negative impact would be expected. Using the methodology set out in the SA Main Report, there is the potential for a major negative impact on access to employment at this stage due to the poor sustainable access to employment in these site locations (SA Objective 12).

C.2.7 Policy SA7: Employment Allocation – West Midlands Interchange

Policy SA7 – Employment Allocation – West Midlands Interchange

A total of 297Ha of additional land is allocated for employment development, alongside associated landscaping and strategic green infrastructure within the District's administrative area. This total is covered by a single site only at West Midlands Interchange (WMI) as specified below, together with details of the type of employment development that will be promoted upon the site.

Site Reference	Site Name	Parish	Area (Ha)	Employment Type (Use Class ¹)
E1	West Midlands Interchange (WMI).	Penkridge, Brewood & Coven	297	B8

¹ As defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

WMI employment site allocation is for a Strategic Rail Freight Interchange (SRFI) and will be progressed in-line with the Development Consent Order (DCO) that granted permission on 4 May 2020.

In order to meet the employment land development needs of the District, the land benefiting from the approved DCO at WMI will be removed from the Green Belt. This excludes the land specified for Green Infrastructure provision in the DCO adjacent the Canal Conservation Area and the country park to the south of Vicarage Road which will remain as Green Belt to provide compensatory improvements for the land removed for development. This is indicated on the Policies Map in Appendix E and will see 232.5ha of land removed from the Green Belt.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
SA7	+	0	-	-	-	-	0	0	-	+	0	++

C.2.7.1 Each site proposed as a reasonable alternative for employment use has been separately assessed in **Appendix B**: Reasonable Alternative Site Assessments. The proposed West Midlands Interchange in Policy SA6 relates to Site E33 of **Appendix B** of this assessment.

C.2.7.2 The West Midlands Rail Freight Interchange has been granted development consent through a Development Control Order (DCO). The application for a DCO was accompanied by an

Environmental Statement. The Non-Technical Summary (NTS)²³ outlines the likely significant environmental effects of the proposals.

- C.2.7.3 The development seeks to support moving goods traffic from road transport to rail to help reduce carbon emissions and provide economic benefits. The project website²⁴ states that rail freight produces 70% less carbon dioxide, up to 15 times lower nitrogen oxide emissions and nearly 90% lower particulate emissions than road freight, as well as de-congestion benefits. There is the potential for a minor positive effect on the emission of GHGs (SA Objective 1).
- C.2.7.4 This site is located wholly within Flood Zone 1 and is therefore located in an area of lowest flood risk. A proportion of the site is located on land determined to be at low, medium and high risk of surface water flooding. The proposed development includes mitigation measures developed through the EIA process, including a drainage strategy for the operations stage, comprising a network of swales and balancing ponds which will control the flow of water from the site and provide several stages of treatment to address diffuse pollution. Following the implementation of mitigation, no significant adverse effects were identified with regard to the water environment. It is likely there would be a negligible effect on SA Objective 2.
- C.2.7.5 The site lies approximately 7.5 km from Cannock Chase SAC. The proposed West Midlands Interchange Development Consent Order (DCO) was accompanied by a Habitats Regulations Assessment (HRA)²⁵ which concluded that there were no Likely Significant Effects on Cannock Chase SAC or other European Sites as a result of the proposed development.
- C.2.7.6 The Environmental Statement found significant residual effects are likely in relation to biodiversity. This is balanced in part through the provision of significant new and enhanced habitat including the proposed community parks and off-site farmland bird mitigation land, to be maintained in the long term, which would provide benefits to a range of wildlife and which would be managed for the duration of the operational phase. The habitats created would address local and national biodiversity action plan targets. Nonetheless, overall a minor negative effect on biodiversity is likely (SA Objective 3).
- C.2.7.7 Residual landscape and visual effects were identified taking into account the embedded mitigation measures, including minor adverse effects on the landscape character of Cannock Chase AONB; significant adverse permanent effects were identified on visual receptors during operation, relating to certain properties with views of the proposed development. It is anticipated that these effects will reduce during the completed development phase as the

²³ Ramboll (July 2018) West Midlands Rail Freight Interchange Order 201X Environmental Statement - Non-technical summary (NTS) Regulation 5(2)(a) Available at <https://www.westmidlandsinterchange.co.uk/wp-content/uploads/2018/09/Doc-6.3-%E2%80%93-Non-Technical-Summary.pdf> [Accessed on 09/06/21]

²⁴ <https://www.westmidlandsinterchange.co.uk/about-the-project/>

²⁵ Ramboll (2018) 'HRA – No Significant Effects Report' Available at <http://www.westmidlandsinterchange.co.uk/wp-content/uploads/2018/09/Doc-5.3-HRA-No-Significant-Effects-Report.pdf> [Accessed on 09/06/21]

- proposed landscaping matures. Overall a minor negative effect on landscape would be likely (SA Objective 4).
- C.2.7.8 An increase in road traffic was predicted to have a significant adverse impact on air quality in relation to one group receptor (3-4 residential properties located adjacent to the east of the M6), however, this is due to the high baseline concentrations present. Negligible to slight residual effects were identified in relation to operational traffic on other human receptors adjacent to the road network. Noise generated by increased traffic on the local road network and by plant, rolling stock, vehicles and machinery in use, once operational, is likely to give rise to moderate adverse effects at a number of receptors around the site. Noise insulation would be offered for residential properties where there are significant effects. No significant effects are anticipated from vibration. Overall, there is likely to be a minor negative effect on pollution and waste (SA Objective 5).
- C.2.7.9 In relation to agricultural land and loss of soils, the site comprises 17.2% Grade 2, 41% Subgrade 3a, 12.9% Subgrade 3b and 28.9% non-agricultural land. While the proposals for green infrastructure and new country parks would retain some soils, the assessment found significant residual effects as a result of the permeant loss of BMV agricultural land. A minor negative effect on natural resources would be likely (SA Objective 6).
- C.2.7.10 The proposals do not include residential development and therefore there would be a negligible effect on housing (SA Objective 7). The policy would also be expected to result in a negligible impact on provision of and access to education (SA Objective 11).
- C.2.7.11 As described under the pollution and waste objective effects on human health were largely negligible to slight. The proposals include the creation of a new country park, offering increased opportunities for access to open space and recreation. Minor adverse effects were identified in relation to amenity during operation at local level. A range of minor positive and negative effects on health and wellbeing were identified although on balance this is likely to result in a negligible impact (SA Objective 8).
- C.2.7.12 A range of potentially sensitive archaeological features were identified including in the assessment including: Neolithic and Bronze Age ring ditches; potential Romano-British remains; potential buried remains associated with the Anglo-Saxon and Medieval settlement at Gailey; features associated with Anglo-Saxon agricultural practices; potential buried remains associated with the route of the Staffordshire and Worcestershire Canal and Grand Junction Railway; and other as-yet unidentified, potential buried archaeological remains. Preservation by record through excavation of features, supplemented by public outreach works was considered to be appropriate mitigation. Residual effects were assessed as between insignificant and minor to moderate adverse, depending on the nature of any features. In relation to above-ground cultural heritage receptors, no significant effects were identified relating to Straight Mile Farm and the settings of all off-site designated features and features related to the wider historic landscape. A minor adverse effect was identified

relating to the demolition of locally listed Heath Farm. Minor direct and indirect effects on the Staffordshire and Worcestershire Canal were identified. Overall, no significant residual effects were identified in relation to above ground cultural heritage. There is uncertainty in the potential effects on cultural heritage due to uncertainty in the archaeological features which may be encountered on site. There is a potential minor negative effect in relation to cultural heritage (SA Objective 9).

- C.2.7.13 The site is located at a strategic location in the national highway network, close to Junction 12 of the M6, close to the M54 and linked directly by the A5 and A449. The site is considered to be well served by cycle lanes which would facilitate cycle access from nearby train stations at Cannock and Penkridge, and population centres at Cannock, Penkridge, and Wolverhampton. The proposals include provision of a shuttle bus service between large population areas and the site, and provision of new and extended public bus services. A range of measures will be delivered to improve pedestrian and cycle access including provision of new infrastructure and addressing existing issues with crossings, footways and cycleways, as well as improvements to the canal towpath. The Transport and Access chapter of the Environmental Statement found a range of effects between negligible to minor/moderate adverse, with beneficial effects for the A449 and Station Road.
- C.2.7.14 The scheme proposes a new Strategic Rail Freight Interchange, the purpose of which is to move goods transport from the road network to the rail network, leading to overall reductions in heavy goods vehicle movements and reduction in GHG emissions in comparison to road transport. Overall, a minor positive effect on traffic and transport is likely (SA Objective 10).
- C.2.7.15 In relation to employment opportunities, long term minor beneficial effects were identified in relation to construction and demolition employment. Long term major beneficial effects were identified in relation to operational employment and wider economic effects of operation which would apply at local and district levels. Long term minor beneficial effects were identified in relation to operational employment at West Midlands Interchange Travel to Work Area (TTWA) level and wider economic effects of operation at National level. Overall, there is likely to be a major positive impact on employment in the context of this assessment (SA Objective 12).

Appendix D: SA of Draft Development Management Policy Assessments

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D.1 Introduction

D.1.1 Overview

D.1.1.1 This appendix sets out the sustainability appraisal of the proposed ‘Direction of Travel Policies’ in the SSDC Preferred Option Plan. The policies are in draft form and serve to indicate the likely content of the full Development Management (DM) policies, which will be included in later stages of the plan-making process.

D.1.1.2 There is a degree of uncertainty in the following assessments due to the draft nature of the wording of the policies at this stage of plan-making.

D.2 Delivering the right homes

D.2.1 HC1: Housing Mix

HC1: Housing Mix

- All development to provide a mixture of property sizes, types and tenures
- Proposals for major residential development¹:
- Market housing – 75% of properties to have 3 bedrooms or less, with specific breakdown to be determined with reference to latest Housing Market Assessment
- Affordable housing – Specific breakdown to be determined with reference to latest Housing Market Assessment and other affordable housing needs evidence
- Refusal of proposals that fail to make an efficient use of land by providing a disproportionate amount of large, 4+ bedroom homes

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC1	0	0	0	0	0	+/-	+	+	0	0	0	0

D.2.1.1 An appropriate mix of housing is required across the Plan area to help to ensure that the varied needs of current and future residents are met. This in particular may include an increased number of smaller homes which would be likely to help provide appropriate accommodation for the elderly, first-time buyers and young families.

D.2.1.2 DM Policy HC1 seeks to ensure that residential developments provide a mixture of property sizes, types and tenures and focuses on ensuring proposals prioritise an efficient use of land. This would likely have a minor positive impact on local housing provision (SA Objective 7) and may serve to reduce the loss of soils, however, this is uncertain as the policy does not specify locations (SA Objective 6). By providing affordable housing, this policy would be expected to meet the varying needs of residents, and as such, have a minor positive impact on health and wellbeing (SA Objective 8).

¹ Major residential development is defined in the 2019 National Planning Policy Framework as “development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”.

D.2.2 HC2: Housing Density

HC2: Housing Density

- Aim to achieve a minimum net density of 35 dwellings per net developable hectare in developments within or adjoining Tier 1 settlements, in infill locations within the development boundaries of other settlements in the District or in urban extensions to neighbouring towns and cities

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Reference	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC2	+/-	0	0	0	0	+/-	+	0	0	0	0	0

D.2.2.1 DM Policy HC2 seeks to ensure an efficient use of land in appropriate locations by increasing density of development in certain locations.

D.2.2.2 An efficient use of land would be likely to help the Council provide more housing across the Plan area, in particular through the increase of housing densities in appropriate areas. As such, a minor positive impact on housing could be expected (SA Objective 7). The policy may help to reduce the overall land-take to deliver housing needs across the Plan area and may serve to reduce negative effects on soil loss and loss of ‘best and most versatile’ (BMV) agricultural land, although this effect is uncertain as it would be dependent on the location of development (SA Objective 6). By using land efficiently, there is the opportunity for new communities to be located in closer proximity to existing facilities and services and in proximity to sustainable transport choices, possibly reducing reliance on private car usage and reducing greenhouse gas (GHG) emissions, although this effect is uncertain (SA Objective 1).

D.2.2.3 The sustainability performance of the policy could be improved by relating housing density requirements for new developments to existing townscape and landscape character and relating the policy to respect the significance of heritage assets, or cross referring to such policies elsewhere in the Plan.

D.2.3 HC3: Affordable Housing

HC3: Affordable Housing

- Proposals for major residential development:
- 30% of all dwellings to be affordable housing, broken down using the following ratio 50% social rent, 25% shared ownership and 25% first homes
- Affordable homes to be fully integrated, via suitable peppercorn in clusters across the development and design which is materially indistinguishable from market housing
- Grant funding not supported for affordable housing required by the policy
- Offsite and financial contributions only acceptable in exceptional circumstances
- Proposals that comply with up to date policies in the plan assumed to be viable
- Adopt an Affordable Housing SPD to further clarify the Council's expectations for the delivery of affordable housing

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC3	0	0	0	0	0	0	+	0	0	0	0	0

- D.2.3.1 DM Policy HC3 seeks to ensure that the South Staffordshire Local Plan delivers an appropriate mix of affordable housing that meets the varied needs of current and future residents.
- D.2.3.2 This policy sets out the requirements for affordable housing in South Staffordshire, to ensure that suitable residential development is provided to meet the social and economic needs of the population. Therefore, this policy would be expected to have a minor positive impact on meeting housing needs (SA Objective 7).
- D.2.3.3 The sustainability performance of the policy could be strengthened by ensuring the full wording of the policy sets out the need for secure arrangements to be put in place to ensure that the affordable housing provided in accordance with this policy will remain affordable.

D.2.4 HC4: Homes for Older People

HC4: Homes for Older People

- Proposals for major residential development:
- Requirement to make a clear contribution to meeting the needs of the district's ageing population, through the provision of either: general needs properties for older people e.g. bungalows, other ground floor accommodation with appropriate age restrictions on occupation; or specialist housing e.g. sheltered, extra care homes
- 30% of all market and affordable homes to meet Building Regulations Standard Part M4(2) – Accessible and adaptable dwellings

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC4	0	0	0	0	0	0	+	+	0	0	0	0

D.2.4.1 Over the Plan period, it is likely that there will be an increase in the need for homes for the elderly and those in need of specialist care. It is expected that people over the age of 60 will require different types of housing of various sizes and tenures, and those over 80 will have particular needs for specialist forms of housing, including some homes with care provision and access for those with reduced mobility. DM Policy HC4 aims to provide suitable accommodation for older residents within South Staffordshire and therefore would likely have a minor positive impact on housing (SA Objective 7) within the Plan area.

D.2.4.2 By providing appropriate homes for residents across the Plan area, this policy would be expected to result in benefits to the health and wellbeing of these residents. In addition, this policy would be likely to help support a more inclusive and vibrant community, and therefore, a minor positive impact on health and wellbeing would be expected (SA Objective 8).

D.2.5 HC5: Specialist Housing Schemes

HC5: Specialist Housing Schemes

- Strong support for proposals for specialist housing of all tenures, in the form of age-restricted accommodation, retirement homes, sheltered and/or extra-care housing, nursing/residential homes or other forms of supported living, subject to sustainability and design criteria
- Resistance to loss of specialist accommodation unless needed to increase quantity or quality of existing provision

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
HC5	0	0	0	0	0	0	+	+	0	0	0	0

D.2.5.1 DM Policy HC5 aims to provide suitable accommodation for those with specialist needs within South Staffordshire including some homes with care provision and access for those with reduced mobility. The policy includes resisting proposals which may result in the loss of specialist accommodation; therefore, this policy would be likely to have a minor positive impact on housing and specialist accommodation provision (SA Objective 7).

D.2.5.2 By providing specialist and supported homes for residents across the Plan area, this policy would be expected to result in benefits to the health and wellbeing of these residents. In addition, this policy would be likely to help support a more inclusive and vibrant community, and therefore, a minor positive impact on health and wellbeing would be expected (SA Objective 8).

D.2.6 HC6: Rural Exception Sites

HC6: Rural Exception Sites

- Support for sites that lie adjacent to a village falling within Tiers 1-4 of the settlement hierarchy
- Affordable housing need in the parish to be demonstrated through a robust, independent housing need survey which considers all tenures of affordable housing in NPPF definition, carried out within the last 3 years, in partnership with the Parish Council and a Rural Housing Enabler
- Proposals to be of a suitable size, scale, design and character in relation to the existing village
- Occupancy to be secured in perpetuity for local people in affordable housing need
- Small amount of market housing permitted in proposals outside the Green Belt where essential to viability of scheme

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
HC6	0	0	0	0	0	+/-	+	0	0	0	0	0

- D.2.6.1 Rural exception sites are small sites used for affordable housing in perpetuity where sites would not typically be used for housing². Paragraph 77 of the NPPF³ states that *“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this”*.
- D.2.6.2 DM Policy HC6 would be expected to help meet the housing requirements and increase the provision of affordable housing across the Plan area. Therefore, a minor positive impact on housing would be expected (SA Objective 7).
- D.2.6.3 Rural exception sites could potentially be located on previously undeveloped land in the open countryside. As such, development proposals could potentially result in the loss of soil, and therefore, have a minor negative impact on natural resources (SA Objective 6). However, this effect is uncertain as the policy does not specify locations.

D.2.7 HC7: Self & Custom Build Housing

HC7: Self & Custom Build Housing

- Support for self-build and custom housebuilding proposals where they accord with other development plan policy requirements
- Sites for major residential development to have regard to any need identified on the self-build and custom housebuilding register, with provision to be agreed on a site-by-site basis

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC7	0	0	0	0	0	0	+	0	0	0	0	0

- D.2.7.1 DM Policy HC7 seeks to meet the needs of those wishing to build and customise their own homes. The policy aims to support self-build and custom house building proposals with regard to any other policies and large-scale proposed residential developments in place, in line with the requirements of the NPPF.

² MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 08/06/21]

³ Ibid

- D.2.7.2 This policy would ensure that new housing delivered across the Plan area can accommodate the diverse requirements of future and current residents within South Staffordshire, and therefore, will likely have a minor positive impact on housing (SA Objective 7).

D.2.8 HC8: Gypsy, Traveller and Travelling Showpeople

HC8: Gypsy, Traveller and Travelling Showpeople

- Criteria based policy that all proposals for Gypsy and Traveller pitches/plots must conform to covering: Gypsy and traveller status; access to essential services (waste, water, power etc); safe access for towing caravans; development well designed and landscaped; no net loss of biodiversity; protecting neighbouring amenity; avoiding areas of high flood risk and requiring the number and size of pitches to be of an appropriate scale and not dominate the nearest settlement.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC8	0	+	0	0	+	0	+	+	0	0	0	0

- D.2.8.1 In accordance with the Planning policy for traveller sites⁴, Gypsies and Travellers are defined as *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such”*.
- D.2.8.2 Travelling Showpeople are defined as *“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above”⁵*.
- D.2.8.3 DM Policy HC7 is expected to result in the sufficient provision of high-quality pitches and plots for the Gypsy, Traveller and Travelling Showpeople communities within South Staffordshire which addresses the likely permanent and transit accommodation needs. Therefore, the policy is expected to have a minor positive impact on housing (SA Objective 7).

⁴ MHCLG (2015) Planning policy for traveller sites. Available at: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites> [Date Accessed: 08/06/21]

⁵ Ibid

- D.2.8.4 The policy will set out criteria which includes aiming to ensure future pitch and plot development would provide access to essential services and that areas of high flood risk will be avoided, potentially having minor positive effects on pollution (SA Objective 5), health and wellbeing (SA Objective 8) and climate change adaptation (SA Objective 2). The policy sets out criteria which aim to ensure future pitch and plot development would not result in adverse impacts on biodiversity, landscape, health or transport.

D.3 Design and space standards

D.3.1 HC9: Design requirements

HC9: Design requirements

The policy will introduce a new set of requirements to ensure high quality design, which will require all new development to:

- Take account of any relevant requirements in the latest South Staffordshire Design Guide SPD, Shop Front Design Guide SPD or any design code or Conservation Area Management Plans relevant to the site
- Reflect the positive features that make up the character of the local area, enhancing and complementing the site's surroundings
- Positively respond to existing landform, layout, building orientation, massing and landscaping
- Use land efficiently whilst respecting existing landscape and settlement character
- Provide a clear and permeable hierarchy of streets, routes and spaces which incorporate a variety of green infrastructure through the development
- Give safe and convenient ease of movement to all users
- Provide access to local services and facilities
- Provide a range of house types and tenures
- Deliver tenure-blind housing for market and affordable properties, including the surrounding landscaping and public realm
- Integrates with any adjacent future planned development in the local area
- Clearly define public and private spaces
- Ensure that streets and other public spaces are well overlooked, whilst seeking to deliver wider Secure by Design principles, where practicable and consistent with other design objectives
- Accommodates car parking, cycle and bin storage using imaginative solutions that do not detract from the streetscene
- Deliver a high quality and well-maintained public realm that supports active recreation and travel

To promote high quality design, the policy will also:

- Require Design and Access Statements on all planning applications, which should be proportionate to the scale and complexity of the development
- Include a policy hook for local design codes to be prepared for specific areas of the District following adoption of the Local Plan
- Identify specific strategic site SPDs and design codes to deliver the strategic development locations at Land East of Bilbrook, Land at Cross Green, Land North of Linthouse Lane and Land North of Penkridge
- Require other adjacent or closely related sites with similar delivery timescales to prepare a framework plan to show how a comprehensive and integrated layout could be achieved alongside other sites in the area

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC9	+	0	0	+	0	0	+	+	0	+	0	0

- D.3.1.1 Effective design requirements can help to ensure new developments are integrated effectively into the local landscape, conserving heritage and cultural assets and reinforcing local distinctiveness. Good design can strengthen the sense of place, improve the attractiveness of a location and the quality of life for residents and create a safer place to live and work.
- D.3.1.2 DM Policy HC9 could help to reduce carbon emissions associated with development and promote climate change resilience, due to the proposed use of green infrastructure (GI) which could act as a carbon sink. Therefore, a minor positive impact on climate change would be expected (SA Objective 1).
- D.3.1.3 The policy requires development proposals to *“reflect the positive features that make up the character of the local area, enhancing and complementing the site’s surroundings”*. Policy HC9 also seeks to ensure that development proposals *“use land efficiently whilst respecting existing landscape and settlement character”*. This would be likely to result in a minor positive impact on the local landscape, by helping to ensure that future development does not adversely impact the existing landscape character and that it also *“integrates with any adjacent future planned development in the local area”* (SA Objective 4).
- D.3.1.4 The policy outlines that future development must *“deliver tenure-blind housing for market and affordable properties, including the surrounding landscaping and public realm”*, which is likely to ensure that residents will have the opportunity to find a home which meets their needs. This would therefore be likely to result in a minor positive impact on housing demands (SA Objective 7).
- D.3.1.5 Under this policy, provisions to *“provide access to local services and facilities”* would be expected to ensure residents have access to local health facilities. As well as this, the policy aims to ensure future developments promote active recreation, and therefore, a minor positive impact on health would be expected (SA Objective 8).
- D.3.1.6 DM Policy HC9 aims for the provision of *“clear... hierarchy of streets, routes and spaces”* to provide *“safe and convenient ease of movement to all users”* and *“provide access to local services and facilities”* as well as providing car parking and cycle storage for future developments. This would include improvements to, or the provision of, access to the

pedestrian and cycle networks; therefore, this policy would be likely to have a minor positive impact on transport and accessibility in the Plan area (SA Objective 10).

D.3.1.7 The detail provided in the accompanying SPDs could help to enhance the sustainability performance of future development. Design guides such as Building for Life 12⁶ could be used to support the development of the SPDs. This is a government endorsed design quality indicator for well-designed developments which can be used by local authorities to help guide design codes within the Plan area.

D.3.1.8 The sustainability performance of the policy could be strengthened by specifically referring to the protection and enhancement of cultural heritage assets and their settings, or cross referring to such a policy.

D.3.2 HC10: Protecting residential amenity

HC10: Protecting residential amenity

- The policy will retain the existing approach set out in Policy EQ9 of the adopted Core Strategy.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC10	0	0	0	0	+	0	0	+	0	0	0	0

D.3.2.1 DM Policy HC10 aims to retain the existing approach as set out by Policy EQ9 within the adopted South Staffordshire Core Strategy⁷, which relates to residential privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight. The core strategy policy states that “*all development proposals should take into account the amenity of any nearby residents*” and also “*development likely to harm the amenity of neighbouring residents will be directed to locations away from known sensitive locations*”. Therefore, this policy is likely to have a minor positive impact on pollution and on the health and wellbeing of local residents within the Plan area (SA Objectives 5 and 8).

⁶ D. Birkbeck and S. Kruczowski (2015) Building for Life 12. Available at: <https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition> [Date Accessed: 08/06/21]

⁷ South Staffordshire Council (2012) Core Strategy. Available at: <https://www.sstaffs.gov.uk/doc/179760/name/Core%20Strategy%202012%20Corporate%20Version%20.pdf/> [Date Accessed: 09/06/21]

D.3.3 HC11: Space about dwellings and internal space standards

HC11: Space about dwellings and internal space standards

- The Policy will retain the existing external space about dwellings standards set out in Appendix 6 of the adopted Core Strategy
- As a replacement to the existing internal space standards set out in the adopted Core Strategy, all properties will now be required to meet the government's Nationally Described Space Standard

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC11	0	0	0	0	0	0	0	+	0	0	0	0

D.3.3.1 The Nationally Described Space Standards⁸ help to ensure that all development satisfies the requirement for internal space. It is understood that, in general, the greater the internal space within a property, the better the standard of living for residents.

D.3.3.2 Residents experiencing an increased amount of living space enables an improved standard of living and therefore a more comfortable and higher quality life. DM Policy HC11 also aims to retain the existing external space standards set out in the adopted South Staffordshire Core Strategy and includes standards such as the minimum distance required between dwellings. Residents with more space, and therefore better qualities of life, are likely to be part of a more vibrant and interactive community, and as such, a minor positive impact on the wellbeing of residents would be expected (SA Objective 8).

⁸ MHCLG (2015) Technical housing standards – nationally described space standards. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf [Date Accessed: 09/06/21]

D.3.4 HC12: Parking Standards

HC12: Parking Standards

- Parking standards to be carried forward from the adopted Core Strategy
- In addition to the existing standards, electric vehicle charging standards will be introduced to achieve the following on new development:
- Houses: One 7kW (or better) charge point per dwelling
- Residential Flats/ C2 institutional accommodation: 20% of available spaces to be fitted with 7kw (or better) charge point and 20% of available spaces to be provided with power supply to allow for additional fast charge socket in future
- Commercial Development: 20% of available spaces to be fitted with 7kw (or better) charge point and 20% of available spaces to be provided with power supply to allow for additional fast charge socket in future

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC12	+	0	0	0	+	0	0	0	0	+	0	0

D.3.4.1 DM Policy HC12 aims to introduce electric vehicle charging standards for new residential and commercial development. Electric vehicles are an efficient substitute to petrol- and diesel-powered vehicles, because they have zero direct emissions of some air pollutants including nitrogen oxides and carbon dioxide. Electric vehicles have significantly lower carbon dioxide emissions than conventional petrol and diesel vehicles, even when taking into account the emissions from producing electricity⁹. Electric vehicles are also likely to have significantly lower fuel costs, often saving car owners money in the long-term. By encouraging sustainable transport options and the use of electric vehicles, this policy would be likely to have a minor positive impact on climate change and pollution (SA Objectives 1 and 5).

D.3.4.2 By providing parking standards for future developments, Policy HC12 supports future residents' accessibility to services and employment across the Plan area. The policy would be expected have a minor positive impact on transport and accessibility within the South Staffordshire area (SA Objective 10).

⁹ Local Government Association (2021) The case for electric vehicles. Available at: <https://www.local.gov.uk/case-electric-vehicles> [Date Accessed: 30/06/21]

D.4 Promoting successful and sustainable communities

D.4.1 HC13: Health and Wellbeing

HC13: Health and Wellbeing

- All development should be designed to maximise the positive impact on promoting health and wellbeing and supporting healthy communities
- Large developments (150+ dwellings) are also required to demonstrate through Design and Access Statements how specific measures have been designed into the development to have a positive impact on the health and wellbeing of residents.
- Include policy hook for a health and wellbeing SPD that will provide further detailed guidance on how the Council expects health and wellbeing benefits to be delivered through specific design interventions.

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Reference	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC13	0	0	0	0	0	0	0	+	0	0	0	0

D.4.1.1 DM Policy HC13 seeks to ensure all new development is designed to maximise positive impacts on health and wellbeing. Additionally, the policy requires large developments of over 150 dwellings to “*demonstrate through Design and Access Statements how specific measures have been designed into the development to have a positive impact on the health and wellbeing of residents*”. This policy would be likely to ensure potential adverse effects of development on human health and health inequalities are considered and addressed, and therefore, a minor positive impact on human health would be expected (SA Objective 8).

D.4.1.2 The outcomes of this policy will depend on the details required in the future Health and Wellbeing SPD and could result in major positive effects on health and wellbeing.

D.4.2 HC14: Health Infrastructure

HC14: Health Infrastructure

- Existing healthcare infrastructure to be protected.
- Proposals for major residential developments must be assessed against the capacity of existing healthcare facilities through engagement with the relevant Clinical Commissioning Group (CCG). Where it is determined that the development results in an unacceptable impact on these facilities then a proportionate financial contribution will be sought agreed through engagement with the CCG.
- In the first instance, any infrastructure contributions will be sought for existing facilities.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC14	0	0	0	0	0	0	0	+	0	0	0	0

D.4.2.1 DM Policy HC14 aims to ensure that the Plan protects existing healthcare infrastructure (including GP surgeries), that major residential developments are assessed against existing healthcare facilities for potential negative impact and that contributions towards healthcare infrastructure are prioritised. Therefore, this policy is likely to have a minor positive impact on healthcare by seeking adequate GP services for all current and future residents (SA Objective 8).

D.4.2.2 Many future residents would be likely to lie outside the target distances from a hospital with an A&E department as all such services are provided from hospitals outside the district; therefore, sustainable access to emergency healthcare may be more limited.

D.4.3 HC15: Education

HC15: Education

- Existing education infrastructure to be protected
- New education infrastructure to be required from new development in line with the latest Staffordshire Education Infrastructure Contributions Policy

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC15	0	0	0	0	0	0	0	0	0	0	+	0

D.4.3.1 DM Policy HC15 seeks to protect existing education infrastructure from the pressures of an increasing population. Additionally, the policy requires new education infrastructure from new development to be in line with the latest Staffordshire Education Infrastructure Contributions Policy (SEICP)¹⁰ which “*provides the basis for determining likely educational contributions which enable indicative figures to be calculated*” regarding new development. This policy therefore is likely to have a minor positive impact on education within the Plan area.

D.4.4 HC16: South Staffordshire College

HC16: South Staffordshire College

- Retain existing policy set out in the [adopted Core Strategy](#) (Policy EV4), with the exception of removing reference to Masterplan.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC16	0	0	0	0	0	0	0	0	0	0	+	0

D.4.4.1 DM Policy HC16 sets out to retain existing policy within the adopted South Staffordshire Core Strategy with regard to the modernisation and long-term vision of South Staffordshire College, which is likely to improve educational services for residents undertaking further and higher courses. Therefore, the policy is likely to have a minor positive impact on education within the Plan area (SA Objective 11).

¹⁰ Staffordshire County Council (2020) Staffordshire Education Infrastructure Contributions Policy (SEICP). Available at: <https://consultation.staffordshire.gov.uk/education-and-learning/staffordshire-education-infrastructure-contributio/> [Date Accessed: 09/06/21]

D.4.5 HC17: Open Space

HC17: Open Space

- Existing open spaces will be protected
- Require 0.006 hectares of multi-functional, centrally located open space per dwelling, with the threshold for on-site provision being required where new development would generate a need for 0.2ha of open space or more (i.e sites of 33 dwellings or above would require on site open space provision)
- On-site open space should include equipped play provision as a default
- Require sites of between 10 and 33 dwellings will be required to provide an offsite financial contribution equivalent to the amount of open space that would otherwise be required on-site
- Clarify that small incidental green infrastructure without a clear recreational purpose (e.g. landscape buffers, highways verges) should not be used to meet the quantitative on-site open space standard
- Further guidance on the procedure for determining provision required from new development will be set out in an Open Space, Sport and Recreation SPD

	1	2	3	4	5	6	7	8	9	10	11	12
Policy Reference	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC17	0	0	0	0	0	0	0	+	0	0	0	0

D.4.5.1 DM Policy HC17 seeks to protect existing open spaces and require new developments to provide or make contributions towards open spaces with a variety of opportunities, including recreation, leisure and play facilities for children. This would be expected to encourage outdoor exercise and provide space for reflection. Therefore, a minor positive impact on mental and physical health would be expected (SA Objective 8).

D.4.5.2 Open spaces can contribute to creating distinctive character in new developments, contribute to biodiversity and help to control surface water runoff in multi-functional spaces. However, the degree to which this policy could contribute to these objectives is uncertain at this stage and would depend on the content of the future SPD.

D.4.6 HC18: Sports Facilities and Playing Pitches

HC18: Sports Facilities and Playing Pitches

- Existing sports facilities and playing pitches will be protected
- Major developments will determine required provision through use of the latest Playing Pitch Calculator and Sports Facilities Calculator provided by Sport England, informed by the recommendations of both the Indoor Sports Facilities Strategy 2020 and the Playing Pitch Strategy 2020
- Further guidance on the procedure for determining provision required from new development will be set out in an Open Space, Sport and Recreation SPD

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC18	0	0	0	0	0	0	0	+	0	0	0	0

D.4.6.1 DM Policy HC18 aims to protect existing sports facilities and playing pitches and would be expected to ensure the local facilities are enhanced, which would likely result in improvements to current and future residents' access to these sports services.

D.4.6.2 By encouraging the retention or provision of these community sports facilities to meet local needs, this policy would be expected to facilitate exercise and recreation for local residents and have a minor positive impact in relation to health and wellbeing (SA Objective 8).

D.4.7 HC19: Wider green infrastructure design principles

HC19: Wider green infrastructure design principles

- Introduce a policy to ensure opportunities to introduce green infrastructure provided to meet open space, biodiversity, active travel, climate mitigation/adaptation and sustainable drainage are integrated together within a scheme in a genuinely multi-functional manner, where this can be achieved in a manner consistent with other local design policies.
- Further strategic guidance on green infrastructure provision to be set out in a Green Infrastructure SPD

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
HC19	+	+	+	+	+	0	0	+	0	0	0	0

D.4.7.1 Paragraph 20 of the NPPF¹¹ states that “*Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for ... conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation*”.

D.4.7.2 Green Infrastructure (GI) contributes considerably towards high quality natural and built environments. GI is a multi-functional feature and has multiple benefits that include helping to mitigate extreme temperatures and flooding; habitat protection and creation; pollution reduction; and providing open land for recreation and breathing space to benefit residents’ physical and mental health.

D.4.7.3 DM Policy HC19 aims to provide GI opportunities throughout the Plan area which will result in various benefits including increased uptake of CO₂; reduced water runoff rates and therefore both fluvial and surface water flooding; provide and improve connectivity between habitats; provide opportunities to retain and improve the character and appearance of the local landscape and townscape; filtration of pollutants such as those produced by road transport; and have a positive impact on residents’ physical and mental wellbeing by providing increased access to natural habitats. Therefore, a minor positive impact on climate change mitigation and adaptation (SA Objectives 1 and 2), biodiversity (SA Objective 3), local landscape (SA Objective 4), pollution (SA Objective 5) and residents’ health and wellbeing (SA Objective 8) would be expected.

¹¹ MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 09/06/21]

D.5 Building a strong local economy

D.5.1 EC1: Sustainable economic growth

EC1: Sustainable economic growth

Policy will ensure that there is a sufficient supply of employment land to meet the needs of the economy, to encourage inward investment and to support identified and potential growth sectors such as advanced manufacturing including Auto-Aero and Agri-Tech.

- Growth to be focussed at the currently identified employment areas and the recently approved West Midlands Interchange.
- Continue to support the delivery of strategic employment sites at West Midlands Interchange, Four Ashes, I54, Hilton Cross and ROF Featherstone.
- Support opportunities for employment development within the Tier 1 and Tier 2 villages identified within the settlement hierarchy subject to other policy requirements including ensuring proposals do not have an unacceptable impact on local amenity.
- Promote the diversification of the economy in rural areas were compatible with other plan policies
- Support measures to provide necessary infrastructure
- Preference given to the use of previously developed land except where this would result in significant biodiversity loss.
- Promote the provision of active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC1	+	+	+/-	+/-	+/-	+	0	+	+/-	+	0	++

D.5.1.1 DM Policy EC1 aims to meet the identified requirements for employment land within South Staffordshire over the Plan period. This would be expected to have a major positive impact on the local economy (SA Objective 12). The policy supports the delivery of employment at the existing employment sites as well as the West Midlands Interchange. The latter is classed as a nationally significant infrastructure project, and has been granted development consent through a Development Control Order. Development of employment sites in Tier 1 and Tier 2 villages is also supported, subject to other Local Plan policies.

D.5.1.2 The sustainability assessment of this range of employment sites and projects could identify a range of sustainability impacts in regard to SA Objectives 3, 4, 5 and 9, and therefore, for the purposes of this policy assessment the overall impact on the objectives is uncertain.

- D.5.1.3 The policy states that “*support measures to provide necessary infrastructure*” will be prioritised, which may allow for current and future residents to be able to better access employment opportunities, and therefore, a minor positive impact on accessibility (SA Objective 10) would be expected.
- D.5.1.4 By giving preference to the “*use of previously developed land except where this would result in significant biodiversity loss*”, the policy could potentially help to prevent the loss of local soils and promote the use of existing buildings, resulting in an efficient use of land. Therefore, this policy is likely to have a minor positive impact on natural resources (SA Objective 6) within the Plan area where previously developed land is used.
- D.5.1.5 DM Policy EC1 also aims to “*promote the provision of active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network*” which could result in various benefits. Active travel to and from a place of employment will promote a healthy lifestyle, and the use of greenspaces is likely to improve the physical and mental health of employees; therefore, a minor positive impact on health (SA Objective 8) can be expected. The use of GI in the employment areas could contribute to pollution reduction and help to mitigate local flooding and therefore is likely to have a minor positive impact on climate change mitigation and adaptation (SA Objectives 1 and 2).

D.5.2 EC2: Retention of employment sites

EC2: Retention of employment sites

Policy would seek to protect existing designated employment areas. Loss will not be permitted unless:

- Site has been marketed for employment uses without success for a minimum of twelve months.
- Redevelopment would result in significant economic benefits
- Alternative uses must not prejudice continued operation and viability of existing/allocated employment areas.

Strong presumption in favour of retaining strategic employment sites for employment uses.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC2	0	0	0	0	0	0	0	0	0	0	0	++

- D.5.2.1 DM Policy EC2 seeks to protect existing employment sites from loss which would serve to protect the identified land needed for employment in the Plan area. The policy would set

out those circumstances where redevelopment may be permitted. The policy is therefore likely to have a major positive impact on the local economy and employment (SA Objective 12).

D.5.3 EC3: Inclusive Growth

EC3: Inclusive Growth

- Policy to require applicants to submit an Employment and Skills Plan (ESP) for developments of 100 or more residential units or 5000sqm of commercial floorspace. Delivery of the ESP secured through a Section 106 agreement or via a planning condition where it is considered appropriate to do so.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC3	+	0	0	0	0	0	0	0	0	+	0	+

D.5.3.1 DM Policy EC3 sets out the requirement for large residential and commercial developments to submit an Employment and Skills Plan (ESP) which would encourage engagement of local people within employment and training. This could lead to the addressing of skills gaps and help to bring new talent into local businesses, therefore the policy could consequently have a minor positive impact on the economy and employment within the Plan area (SA Objective 12). The policy seeks to encourage more local employment opportunities and encourage more sustainable commuting patterns, potentially having a minor positive effect on climate change mitigation (SA Objective 1) and transport and accessibility (SA Objective 10).

D.5.4 EC4: Rural employment and tourism

EC4: Rural employment and tourism

- Retain existing policy approach of supporting rural diversification with a preference for development within existing development boundaries. Development outside existing villages to be primarily restricted to opportunities relating to reusing existing buildings. Rural Development SPD to give greater guidance of nature of business case requirements.

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
EC4	0	0	+	+	0	+	0	0	0	0	0	+

D.5.4.1 South Staffordshire is a rural district, and this policy will support rural diversification and set out the circumstances where such development will be supported. Overall, DM Policy EC4 would be expected to have a minor positive impact on the local economy (SA Objective 12) by encouraging the provision of rural employment opportunities.

D.5.4.2 Additionally, by primarily restricting development of rural employment to using existing buildings, a minor positive impact on local natural resources (SA Objective 6) could be achieved, as valuable local soils are less likely to be lost through the development. The policy has the potential to protect landscape character and biodiversity and a minor positive impact on these objectives would be expected (SA Objectives 3 and 4).

D.5.5 EC5: Agricultural workers dwellings and equine related development

EC5: Agricultural workers dwellings and equine related development

Agricultural:

- Retain broad principles of existing policy approach set out in the [adopted Core Strategy](#) (Policy EV8). Include reference to a Rural Developments SPD which will provide detailed guidance on barn conversion, equine development and polytunnels.
- Rural workers dwellings policy approach to be retained however reference the requirement for an essential need to be demonstrated.

Equine

- Retain broad principles of existing policy approach set out in the [adopted Core Strategy](#) (Policy EV7). Include reference to Rural Development SPD to offer further guidance on implementation of the policy.

Policy Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & employment
EC5	0	0	0	+	0	0	+	0	0	0	0	+

- D.5.5.1 Paragraph 79 of the NPPF¹² states that “*planning policies and decisions should avoid the development of isolated homes in the countryside unless ... there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside*”. Applicants would need to prove the need for permanent or temporary dwellings and be able to satisfy the criteria set out within the policy.
- D.5.5.2 DM Policy EC5 seeks to retain the principles set out in the adopted South Staffordshire Core Strategy relating to housing agricultural workers and equine developments and highlights the requirement for essential need to be demonstrated in relation to rural workers’ dwellings.
- D.5.5.3 This policy would be anticipated to help ensure that the rural workers in question live near the worked land, are able to live in a location that permits access into their place of work, and thereby support the rural economy at an appropriate level. Additionally, responsible equine development could ensure further local economic support. Therefore, this policy would be expected to have a minor positive impact on housing provision and the economy (SA Objectives 7 and 12). The policy would serve to restrict development outside that required for these purposes, and therefore, could serve to protect landscape character (SA Objective 4).

¹² MHCLG (2019) National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Date Accessed: 09/06/21]

D.6 Community services, facilities and infrastructure

D.6.1 EC6: Retail

EC6: Retail

Policy will:

- Identify three tier hierarchy (Large Village Centres, Village Centres and Neighbourhood Centres) as identified in the Retail Study 2021. On site retail in strategic growth areas may be justified where this does not conflict with existing retail provision.
- Introduce Impact Test threshold of 500 sqm for new retail provision (consider a 300sq.m. threshold for comparison floorspace).

Support residential development within village centres only where this doesn't result in the loss of essential services or facilities (including retail services) and where it would not create a concentration of non-centre uses or result in a change to the retail character of the surrounding area.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC6	+	0	0	0	0	0	0	0	0	+	0	+

D.6.1.1 DM Policy EC6 seeks to protect the vitality of existing village centres. The policy will set out the hierarchy of centres within South Staffordshire including Large Village Centres, Village Centres and Neighbourhood Centres.

D.6.1.2 This policy aims to support and strengthen the identified hierarchy of centres which would be expected to provide benefits within the community such as residential access to local services and facilities, in addition to strengthening the local economy by protecting retail opportunities. The policy supports residential development in villages where it *“does not result in the loss of essential services or facilities (including retail services)”*. Therefore, this policy would be expected to have a minor positive impact on the local economy (SA Objective 12) and a minor positive impact on residents' access to local services (SA Objective 10). The policy seeks to protect existing facilities and services to reduce the need to travel, potentially having a minor positive effect on climate change mitigation (SA Objective 1).

D.6.2 EC7: Protecting community services and facilities

EC7: Protecting community services and facilities

- Policy will retain the existing approach set out in the [adopted Core Strategy](#) (Policy EV9). Support the provision of new services and facilities. Seek to protect against the loss of existing services particularly where this is the sole or last remaining facility.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC7	+	0	0	0	0	0	0	+	0	+	0	+

D.6.2.1 DM Policy EC7 sets out to support the provision and enhancement of essential communities and facilities within the Plan area, including small local shops and pubs, and aims to retain existing services.

D.6.2.2 This policy is expected to have a minor positive impact on the local economy and the wellbeing of local residents (SA Objectives 8 and 12), by retaining access to services close to where people live. The policy also seeks to protect existing facilities and services to reduce the need to travel, potentially having a minor positive effect on climate change mitigation (SA Objective 1).

D.6.3 EC8: Wolverhampton Halfpenny Green Business Airport

EC8: Wolverhampton Halfpenny Green Business Airport

- Policy will maintain the existing approach set out in the [adopted Core Strategy](#) (Policy EV13). Supporting development proposals related to general aviation and the existing businesses but only within the developed area of the site as defined by the current policies map.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC8	0	0	0	0	0	0	0	0	0	0	0	+

D.6.3.1 DM Policy EC8 supports development proposals for Wolverhampton Halfpenny Green Business Airport, if they remain within the developed area of the site. Wolverhampton

Airport services light aircraft and supports business and recreational flying. The policy is likely to have a minor positive impact on the local economy and employment (SA Objective 12) within the Plan area, by maintaining the role of the airport. There are no plans to support further expansion of the airport or to allow jet engine aircraft use. The policy is likely to have a negligible effect on climate change mitigation (SA Objective 1) and other SA Objectives.

D.6.4 EC9: Infrastructure

EC9: Infrastructure

- Policy will commit the council to working with infrastructure providers, agencies, organisations and funding bodies to enable, support and co-ordinate the delivery of infrastructure to support the delivery of the growth identified within the Local Plan and offer policy support for other infrastructure requirements set out in the Council's Infrastructure Delivery Plan.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC9	0	0	+	0	0	0	0	+	0	+	+	0

D.6.4.1 DM Policy EC9 seeks to ensure the Plan provides appropriate and proportionate infrastructure to deliver the proposed development. South Staffordshire's Infrastructure Delivery Plan¹³ defines infrastructure as:

"Infrastructure is a broad term to define all the requirements that are needed to make places function efficiently and effectively. Infrastructure can range from large physical infrastructure such as roads and utilities; social infrastructure like health, educational and cultural programs, projects, networks and facilities; through to Green Infrastructure such as open spaces and allotments".

D.6.4.2 This policy would be likely to help ensure that there are adequate services for all new development in the area and could potentially improve the type and range of services available to current and future residents.

D.6.4.3 The policy will likely have a minor positive impact on biodiversity, residents' health and wellbeing, transport and accessibility to local amenities and on education (SA Objectives 3,

¹³ South Staffordshire Council (2019) Infrastructure Delivery Plan. Available at: <https://www.sstaffs.gov.uk/doc/181109/name/Infrastructure%20Delivery%20Plan%202019.pdf/> [Date Accessed: 10/06/21]

8, 10 and 11), supporting policies for infrastructure requirements set out within the South Staffordshire Infrastructure Delivery Plan¹⁴.

D.6.5 EC10: Developer contributions

EC10: Developer contributions

- Policy will retain commitment to using s106 payments to fund all types of infrastructure. Specific infrastructure requirements will be identified in relevant policy areas and site proformas.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC10	0	0	+	0	0	0	0	+	0	+	+	0

D.6.5.1 DM Policy EC10 seeks to retain contributions required from developers towards local infrastructure provision. This policy will likely lead to an improvement in local infrastructure and therefore could potentially have a minor positive impact on biodiversity, residents' health and wellbeing, transport and accessibility to local amenities and on education (SA Objectives 3, 8, 10 and 11).

D.6.6 EC11: Sustainable transport

EC11: Sustainable transport

The policy will:

- Promote joint working between the District, County Council and neighbouring highways authorities on sustainable transport measures, including active travel
- Support strengthening bus/rail services and connections to these services in response to increased demand from new development
- Commit the District/County Council to preparing Local Walking & Cycling Infrastructure Plan to identify strategic opportunities for walking and cycling improvements within the District
- Ensure development is designed to promote high quality walking and cycling, both within sites and to links to nearby services and facilities
- Require new cycle infrastructure to be compliant with Local Transport Note 1/20, or subsequent updates
- Support the widespread delivery of electric vehicle charging points through new development, through the revision of existing car parking standards

¹⁴ ibid

EC11: Sustainable transport

- Provide support for the delivery of a rail-based park and ride within the Land at Cross Green strategic development location identified in Appendix B of this document

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
EC11	+	0	0	0	+	0	0	+	0	++	+	+

- D.6.6.1 DM Policy EC11 seeks to promote sustainable transport throughout the Plan area through a wide range of measures including strengthening bus and rail services and their connections, encouraging walking and cycling, the park and ride initiative at Cross Green and improving availability of electric vehicle charging points. Through these measures, this policy would be expected to increase opportunities for residents to make sustainable transport choices. This would be expected to result in a major positive impact on transport and accessibility (SA Objective 10).
- D.6.6.2 By supporting the improvement of transport and accessibility across the Plan area, this policy would be expected to improve residents' access to services and facilities, including healthcare, leisure and schools. In addition, this policy aims to encourage active travel and *"ensure development is designed to promote high quality walking and cycling, both within sites and to links to nearby services and facilities"*. Overall, this policy would be likely to have positive impacts on human health and education (SA Objectives 8 and 11).
- D.6.6.3 The transport schemes set out within the policy would be likely to have a positive impact on the economic prosperity of the Plan area and will likely ensure that there will be a variety of sustainable transport choices. The policy seeks to improve sustainable transport and may lead to an improvement in access to employment opportunities, therefore, the policy would be likely to have a minor positive impact on the local economy (SA Objective 12).
- D.6.6.4 DM Policy EC11 aims to *"support the widespread delivery of electric vehicle charging points through new development, through the revision of existing car parking standards"*. Electric vehicles are an efficient alternative to petrol- and diesel-powered vehicles, because they have zero direct emissions of some air pollutants including nitrogen oxides and carbon dioxide. Electric vehicles have significantly lower carbon dioxide emissions than conventional petrol and diesel vehicles, even when taking into account the emissions from

producing electricity¹⁵. Electric vehicles are also likely to have significantly lower fuel costs, often saving car owners money in the long-term. By encouraging sustainable transport options and the use of electric vehicles, this policy would be likely to have a minor positive impact on climate change and pollution (SA Objectives 1 and 5).

¹⁵ Local Government Association (2021) The case for electric vehicles. Available at: <https://www.local.gov.uk/case-electric-vehicles> [Date Accessed: 14/06/21]

D.7 Protecting and enhancing the natural environment

D.7.1 NB1: Protecting, enhancing and expanding natural assets

NB1: Protecting, enhancing and expanding natural assets

Policy will promote the protection, enhancement and restoration of the natural environment.

- Proposals which could have an adverse impact Internationally and nationally designated habitats and protected and priority species (including habitats considered to be irreplaceable – ancient woodland, ancient/veteran trees, historic parkland) will be determined in accordance with the provisions of the relevant statutory and national policy. Support will be given to any proposals to enhance designated sites.
- Locally designated habitats, including local wildlife sites, will be protected and enhanced. Opportunities to improve connectivity and to facilitate the creation of wildlife corridors will be supported.
- Protect and enhance areas of high habitat distinctiveness and support the creation of strategic linkages and stepping stones, using the most up-to-date Nature Recovery Network mapping prepared by the Staffordshire Wildlife Trust.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB1	+	+	++	+	+	+	0	+	0	0	0	0

D.7.1.1 This policy would be expected to support proposals which enhance designated biodiversity sites, determining those that could have an “*adverse impact internationally and nationally designated habitats and protected and priority species*” in accordance with relevant statutory and national policy.

D.7.1.2 It is expected that this policy will allow the protection and enhancement of locally designated habitats and areas of high habitat distinctiveness, as well as promote habitat connectivity. Habitat connectivity improves the ability of species to adapt to climate change through movement in response to, potentially, changing environmental conditions. Therefore, it is anticipated that this policy would have a major positive impact on biodiversity within the Plan area (SA Objective 3).

D.7.1.3 Nationally and locally designated biodiversity assets relevant to South Staffordshire include Motte Meadows SAC, Fenn Pools SAC and Cannock Chase SAC (located adjacent to the district border) in addition to various SSSIs and LWSs. Non-designated biodiversity assets, such as hedgerows, arable field boundaries and mature trees, are common key features of

local landscapes within South Staffordshire. By protecting and possibly enhancing biodiversity assets, it would be likely that some key landscape features would also be protected and enhanced. Therefore, this policy would be expected to have a minor positive impact on the local landscape (SA Objective 4).

D.7.1.4 Vegetation provides several ecosystem services, including carbon storage (climate change mitigation), flood risk reduction (climate change adaptation), filtration of air pollutants and the protection of ecologically valuable soil resources from erosion. The protection and enhancement of biodiversity features provided by this policy would be likely to help protect and enhance these essential ecosystem services within the Plan area. DM Policy NB1 could potentially result in a minor positive impact on climate change mitigation and adaptation, pollution and natural resources (SA Objectives 1, 2, 5 and 6).

D.7.1.5 The protection of local biodiversity assets could also be expected to have positive impacts in relation to human health. Access to a diverse range of natural habitats is recognised as having benefits for mental wellbeing and could potentially encourage residents to engage in a more active lifestyle. This policy would therefore be likely to have a minor positive impact on human health (SA Objective 8).

D.7.2 NB2: Biodiversity

NB2: Biodiversity

Policy will employ use of the mitigation hierarchy (Avoid, Mitigate, Compensate) when considering the potential impacts of development on biodiversity.

- Details of proposed mitigation/compensation will need to be agreed prior to gaining approval.
- Where relevant applicants will be required to undertake an Ecological Survey/Ecological Impact Assessment.

All new development will contribute a measurable net biodiversity gain:

- A threshold of 10% will be set for major developments.
- Applicants will be expected to submit a Biodiversity Baseline Assessment of the current site. Calculation to be based on Defra's biodiversity metric.
- Net-gain is to be delivered on-site wherever possible. If this cannot be achieved and where the ecological benefits are greater through enhanced off-site provision then a financial contribution will be sought and directed to off-site projects informed by the most up-to-date Nature Recovery Network mapping prepared by the Staffordshire Wildlife Trust.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB2	0	0	+	0	0	0	0	0	0	0	0	0

D.7.2.1 DM Policy NB2 seeks to ensure that all new development will contribute a “*measurable net biodiversity gain*” calculated using the Defra metric and sets out requirements to achieve this. Additionally, the policy will use the mitigation hierarchy to consider potential impacts and pressures from development and compensate for biodiversity loss where necessary.

D.7.2.2 This policy is likely to have a positive impact on local biodiversity as development which could potentially result in the loss of local biodiversity and geodiversity would be prevented where appropriate, and biodiversity net gain will be required for all new developments, with a 10% increase in biodiversity net gain required for major development. Therefore, a minor positive impact on local biodiversity and geodiversity would be expected (SA Objective 3).

D.7.3 NB3: Cannock Chase SAC

NB3: Cannock Chase SAC

The Principal legislative framework surrounding SAC’s remains unaltered. The principle of requiring mitigation to address the likely adverse effects of residential development remains valid. The policy will however require updating to take account of emerging changes being promoted by the SAC partnership i.e.

- The range of development captured by the scheme may be extended to encompass other forms of accommodation including tourism facilities, HMO’s, Assisted Living, Sheltered housing etc.
- Reference to suitability of SANGs as a possible mitigation measure is still to be resolved, the recent SAC Planning Evidence Base update suggested that this be the subject of a separate scoping study.
- Update the separate Guidance to Mitigation note or produce a dedicated SPD. This will need to be cross referenced by the Local Plan Policy and will contain details of the necessary mitigation including the charging regime and its extent both geographically and in terms of accommodation types (different types may attract differential charging).

Include a policy hook to address potential issue with air quality on Cannock Chase SAC and other SAC sites and the potential need for mitigation to address this issue.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB3	0	0	+	0	+	0	0	+	0	0	0	0

D.7.3.1 DM Policy NB3 seeks to mitigate “*adverse effects of residential development*” on Cannock Chase SAC, which is adjacent to the north east district boundary. The policy will be based on, and make reference to, the updated approach of the SAC Partnership.

D.7.3.2 Cannock Chase SAC is a European site designated for its biodiversity interest. This policy seeks to protect the SAC from the potentially adverse effects of residential development, such as increases in recreational disturbance and changes in air quality. Therefore, this policy is likely to have a minor positive impact on the biodiversity of the SAC, by considering these development related threats and pressures and ensuring they are mitigated effectively (SA Objective 3).

D.7.3.3 The policy seeks to include a ‘policy hook’ which aims to mitigate the issue of air quality on SACs. This policy would be likely to have a minor positive impact on pollution and health through the potential reduction of air pollutants (SA Objectives 5 and 8).

D.7.4 NB4: Landscape Character

NB4: Landscape Character

- Policy will maintain the current approach used in Core Strategy Policy EQ4 seeking to protect and enhance landscapes including a commitment to undertake landscape sensitivity and capacity assessment to seek to focus growth in areas of lesser sensitivity. A potential amendment would be the strengthening of the protection for on-site trees and hedgerows.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB4	0	0	0	++	0	0	0	0	+	0	0	0

D.7.4.1 DM Policy NB4 will seek to ensure that future development proposals would not result in adverse impacts on landscape character and set out how proposals can integrate with and enhance the surrounding landscape. The existing Core Strategy Policy also sets out

measures to protect and enhance Cannock Chase AONB and its setting. The policy will maintain the approach used within the adopted South Staffordshire Core Strategy, however, may include a potential amendment for the “*strengthening of the protection for on-site trees and hedgerows*”.

- D.7.4.2 As this policy would be likely to protect and enhance local landscape features (potentially including on-site trees and hedgerows) and the overall landscape character of the area, a major positive impact on the landscape would be expected (SA Objective 4). Additionally, the key characteristics of some landscapes within South Staffordshire emphasise built heritage. By protecting and enhancing these key characteristics, this policy would be expected to have a minor positive impact on the historic environment (SA Objective 9).

D.8 Climate Change and sustainable development

D.8.1 NB5: Renewable and low carbon energy generation

NB5: Renewable and low carbon energy generation

- Indicate general in-principle support across the District for renewable or sustainable energy schemes, such as solar and wind generation, subject to conformity with other local plan policies (particularly those relating to the natural and historic environment, amenity and landscape character)
- Clarify that the Council may still consider biomass schemes where fully compliant with both the existing [adopted Core Strategy](#) Policy EQ6 criteria and additional criteria regarding sustainable biomass fuel sources and impacts on air quality
- Indicate general support for on-shore wind, removing the areas of search set out in the [adopted Core Strategy](#) Policy EQ6, instead adopting a District-wide criteria-based policy which also reflects national policy requirements on community engagement
- Confirm that renewable energy development in the Green Belt may be justified, where very special circumstances can be demonstrated for any elements which would be inappropriate Green Belt development

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB5	+	0	-	-	+/-	+/-	0	0	0	0	0	0

D.8.1.1 DM Policy NB5 seeks to support renewable and low carbon energy generation within South Staffordshire, including solar, biomass schemes and onshore wind.

D.8.1.2 The promotion of renewable or low carbon technologies within the Local Plan would help to decrease reliance on energy that is generated from unsustainable sources, such as fossil fuels. A reduction in the use of fossil fuels would help to reduce the volume of GHGs that are emitted into the atmosphere. This in turn would reduce South Staffordshire's contribution towards the causes of climate change. This policy would be likely to have a positive impact on climate change through delivery of renewable and low carbon energy (SA Objective 1). The number of schemes and energy generated from them is uncertain at this stage, however, a minor positive effect is possible.

D.8.1.3 The development of renewable and low carbon technologies could lead to a reduction in the emission of some pollutants, however, some schemes, such as biomass energy generation,

may result in increases in air pollutants. At this stage, the impact this would have on air quality within the Plan area is uncertain (SA Objective 5).

D.8.1.4 The policy seeks to set out the approach to renewable energy development in the Green Belt, which may be justified in certain circumstances. This could result in a loss of previously undeveloped land, and subsequently result in the loss of natural habitats and ecologically and agriculturally important soils. The nature of the proposals is uncertain at this stage but there may be opportunities to deliver environmental protection/enhancements alongside development. For example, some solar farm development can also accommodate biodiverse grassland or meadows beneath the panels. However, some wind turbine development can lead to adverse effects on some species such as birds and bats due to collisions. Therefore, there is an uncertain effect on natural resources (SA Objectives 6) and potentially adverse effects on biodiversity (SA Objective 3).

D.8.1.5 The potential design of future renewable energy developments is unknown at this stage of the plan-making process, however, the development of solar farms or wind turbines has the potential to have minor negative impacts on the local landscape (SA Objective 4).

D.8.2 NB6: Energy and water efficiency, energy and heat hierarchies and renewable energy in new development

NB6: Energy and water efficiency, energy and heat hierarchies and renewable energy in new development

All major residential developments must:

- achieve a 31% carbon reduction improvement upon the requirements within Building Regulations Approved Document Part L 2013, or conform with any national targets which subsequently exceed this standard
- exceed the carbon emission targets set by current UK Building Regulations through fabric and energy efficiency measures alone, whilst achieving the additional 31% CO₂ improvement target through further fabric and energy efficiency and/or the use of decentralised, low and zero carbon energy technologies
- submit an energy statement identifying the predicted energy consumption and associated CO₂ emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest practicable reduction in regulated carbon emissions arising from the development
- deliver the optional water efficiency standards for new developments set out in the Planning Practice Guidance

All major non-residential development must:

- achieve BREEAM 'Excellent or Outstanding' standard submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest practicable reduction in regulated carbon emissions arising from the development

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB6	+	0	0	0	0	+	0	0	0	0	0	0

D.8.2.1 DM Policy NB6 seeks to achieve energy, water and heat efficiency within all major residential developments through the target for a 31% improvement over current requirements, as set out in Part L of the Building Regulations and the BREEM targets for non-residential development. This policy would be likely to promote climate change mitigation and help reduce GHG emissions associated with development throughout South Staffordshire, due to the promotion of energy efficient design and provision for the use of “*decentralised, low and zero carbon energy technologies*”. The Climate Change Adaptation and Mitigation’ (CCAM) study¹⁶ states that new development, built to existing Building Regulation requirements, could increase GHG emissions by approximately 5%. This policy seeks higher energy efficiency standards and therefore, a minor positive impact on climate change would be expected (SA Objective 1).

D.8.2.2 Additionally, this policy would help to encourage new developments to use water more efficiently. By adopting the optional requirement for water consumption as set out in the Planning Practice Guidance, water consumption and energy usage would be reduced, and therefore, residents would benefit from lower water and energy bills. The efficient use of water and energy would be expected to have a minor positive impact on natural resources (SA Objective 6) and contribute to a reduction in the energy needed in water treatment works to produce potable water for domestic use (SA Objective 1).

¹⁶ AECOM (2020) ‘Climate Change Adaptation and Mitigation: Final Report October 2020’ Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

D.8.3 NB7: Managing flood risk, sustainable drainage systems & water quality

NB7: Managing flood risk, sustainable drainage systems & water quality

The following will be key requirements of any future policy:

- All major developments should deliver sustainable drainage systems and provide a site specific flood risk assessment and surface water drainage strategy, which should include details of adoption, ongoing maintenance and management
- Site-specific flood risk assessments should be in accordance with any relevant national requirements and take account of the latest climate change allowances
- Sustainable drainage systems should reflect the design requirements and drainage hierarchy set out in the Staffordshire County Council Sustainable Drainage Systems (SuDS) Handbook - February 2017, or subsequent updates
- Development should not adversely affect the quality or quantity of water, either directly through pollution of surface or ground water or indirectly through the treatments of waste water

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB7	0	++	0	0	+	0	0	0	0	0	0	0

D.8.3.1 DM Policy NB7 seeks to manage the risk of flooding throughout the Plan area and ensure that measures are put in place within new developments to promote resilience to flooding. All major developments “*should deliver sustainable drainage systems and provide a site-specific flood risk assessment and surface water drainage strategy*” and relevant developments are to undertake site-specific flood risk assessments. These, and other requirements as set out in the policy, would be expected to ensure that all future development proposals would not locate new residents in areas at risk of flooding or exacerbate flood risk in areas surrounding the development. Therefore, a major positive impact on climate change adaption would be expected (SA Objective 2).

D.8.3.2 This policy also states that “*development should not adversely affect the quality or quantity of water, either directly through pollution of surface or ground water or indirectly through the treatments of wastewater*” and therefore is likely to enhance protection of surface and/or groundwater, potentially leading to a minor positive impact on water pollution within South Staffordshire (SA Objective 5).

D.8.4 NB8: Hazardous and environmentally sensitive development

NB8: Hazardous and environmentally sensitive development

- Retain current approach set out in the [adopted Core Strategy](#) (Policy EQ10).

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB8	0	0	0	0	+	0	0	+	0	0	0	0

D.8.4.1 DM Policy NB8 sets out the intention to retain existing policy within the adopted South Staffordshire Core Strategy with regard to the protection of the public, land uses and natural environment against potentially hazardous activities and any resulting pollution. Therefore, the policy is likely to have a minor positive impact on pollution and human health within the Plan area (SA Objectives 5 and 8).

D.9 Enhancing the Historic Environment

D.9.1 NB9: Conservation, preservation and protection of historic assets

NB9: Conservation, preservation and protection of historic assets

Policy to promote the conservation and enhancement of the historic environment through the positive management of development proposals and the safeguarding of heritage assets and their setting.

- Development affecting heritage assets and their setting to be determined in accordance the approach detailed in the NPPF. Applicants to be required to submit a proportionate assessment of the impact of proposed development on the significance of any identified heritage assets.
- New development to take account of existing historical character when considering siting, design and use of materials.
- Development to be sympathetic and consistent with the conservation and enhancement of heritage assets and their setting.
- New development to take the opportunity to better reveal the significance and increase understanding of heritage assets.
- Alternative uses for heritage assets, consistent with asset conservation, will be supported subject to consideration of the viability of the proposed new use.
- Works to heritage assets to be informed by historical, architectural and archaeological evidence proportionate to significance.
- Proposals for enabling development will be considered and assessed to determine if the benefits of securing the future conservation of the heritage asset outweigh the departure from adopted plan policies.
- The District Council will compile a local list of non-designated heritage assets. Proposals to conserve and enhance local list assets will be supported.
- Proposals affecting Conservation Areas and their setting should take account of the appraisals and recommendations contained with the adopted Conservation Area Management Plan. Features to be considered include respecting focal buildings, important views and positive buildings and open spaces.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB9	0	0	0	+	0	0	0	0	++	0	0	+

D.9.1.1 Throughout South Staffordshire, there is a diverse range of heritage assets which provide a strong sense of place and historic character.

D.9.1.2 DM Policy NB9 promotes “*the conservation and enhancement of the historic environment through the positive management of development proposals and the safeguarding of heritage assets and their setting*” through various criteria, in line with the NPPF and seeking

opportunities to better reveal the significance of heritage assets. Therefore, a major positive impact on the historic environment would be anticipated (SA Objective 9).

- D.9.1.3 This policy could lead to enhancement of local landscapes which focus around built heritage, leading to a minor positive impact, where development is to be “*sympathetic and consistent with the conservation and enhancement of heritage assets and their setting*” (SA Objective 4). Additionally, this policy aims to ensure historic assets are protected and enhanced which could potentially support and encourage tourism and the visitor economy. This could have a minor positive impact on the local economy (SA Objective 12).

D.9.2 NB10: Canal network

NB10: Canal network

Proposals for new canal-side development to:

- Be sympathetic and consistent with the conservation and enhancement of the canal network.
- Be located within or close to existing settlements in preference to isolated developments within the District's wider rural area.
- Support measures to integrate the canal network into the wider Green Infrastructure network through biodiversity net gain.

Maintain support for restoration of the Hatherton Branch Canal extension.

Policy Reference	1	2	3	4	5	6	7	8	9	10	11	12
	Climate Change Mitigation	Climate Change Adaptation	Biodiversity & geodiversity	Landscape & Townscape	Pollution & Waste	Natural Resources	Housing	Health & Wellbeing	Cultural Heritage	Transport & Accessibility	Education	Economy & employment
NB10	+	0	+	+	0	0	0	0	+	0	0	0

- D.9.2.1 Canals within South Staffordshire include ‘Shropshire Union Canal’, ‘Staffordshire and Worcestershire Canal’ and ‘Stourbridge Canal’. DM Policy NB10 seeks to support new canal-side development which can adhere to conservation and enhancement of the canal network through various measures.

- D.9.2.2 This policy would help ensure that new canal-side development is “*sympathetic and consistent with the conservation and enhancement of the canal network*” and it also sets out to “*maintain support for restoration of the Hatherton Branch Canal extension*”. The canal network forms an important element of the area's heritage. Therefore, through conservation and restoration of these assets, a minor positive impact on the local historic environment could be expected (SA Objective 9).

- D.9.2.3 By supporting measures which would “*integrate the canal network into the wider Green Infrastructure network*”, a minor positive impact on climate change mitigation and local biodiversity could be expected (SA Objectives 1 and 3) where GI provides opportunities for habitat connectivity, flood mitigation and the filtration of pollutants.
- D.9.2.4 The canal network forms a distinctive element of the landscape character of the district. By appropriately guiding new canal-side development, the policy would serve to have a minor positive effect on landscape character (SA Objective 4).

Appendix E: Potential mitigating impact of the draft Preferred Option Plan policies

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E.1 Mitigating effects of draft policies

E.1.1 Introduction

- E.1.1.1 The requirements set out in the eleven Strategic Policies and 40 direction of travel Development Management policies (see **Appendices C and D**) would be anticipated to improve the sustainability performance of many of the reasonable alternative site assessments through the reduction or elimination of adverse effects and optimising positive effects.
- E.1.1.2 **Table E.1** below sets out the potential adverse impacts that have been identified through the sustainability assessments set out in **Appendix B** of this report and which, if any, of the draft policies would be likely to mitigate these effects.
- E.1.1.3 The assessment of the sustainability performance of sites post-mitigation, taking into account the mitigating effects of the draft policies, is summarised in the matrix below (see **Table E.2.1**).

Table E.1.1: Identified adverse impacts and potential mitigating influence of the draft SSDC policies

1. Climate Change Mitigation

Impacts:

Increased GHG emissions

A 'Climate Change Adaptation and Mitigation' (CCAM) study¹ has been undertaken to inform the development of energy and sustainability policies across Staffordshire and the eight constituent Local Authorities. This study forms part of the Evidence Base to SSDC's Local Plan Review. Energy use is dominated by natural gas (33.7%), petroleum products (42.2%) and electricity (20.2%), which together account for over 96% of the total for Staffordshire County as a whole. However, in SSDC, 53.8% of its energy is sourced from petroleum products. The report states that new development in Staffordshire could increase emissions by approximately 5%, although the actual amount could be less depending on future changes in Building Regulations and sustainable construction practices.

Climate change mitigation is a cross-cutting theme. A number of draft policies seek to address this SA Objective. Policy DS3 sets out the spatial strategy for the district. By directing development towards Tier 1 settlements and the urban edge of existing larger towns outside the district, this policy would be likely to facilitate more sustainable communities, by locating residents in closer proximity to services, facilities and public transport, including railway stations. The use of the private cars and associated fossil fuel consumption is identified as one of the district's larger contributors to carbon emissions. By seeking to reduce the need to travel and by locating development in settlements with existing public transport links, this policy could lead to a lower level of carbon emissions. There is a level of uncertainty in this assessment as the choice of more sustainable modes of transport relies on behavioural change of individuals.

Policy HC12 sets out parking standards and the requirement for new dwellings to deliver electric vehicle charging points and new commercial development to 20% of parking spaces with charging points.

¹ AECOM (2020) 'Climate Change Adaptation and Mitigation: Final Report October 2020' Available at <https://www.sstaffs.gov.uk/planning/local-plan-review-3.cfm> [Accessed on 24/05/21].

Policy HC19 sets out wider green infrastructure principles to achieve multi-functional green infrastructure. Green infrastructure can serve to mitigate the effects of climate change through carbon sequestration in soils and vegetation and the shading/cooling effects of trees and vegetation. The provision of green infrastructure in proximity to new development may also encourage residents to enjoy the local environment and reduce the need to travel for exercise, dog walking etc.

Policy EC1 'Sustainable Economic Growth' sets out the broad requirements in relation to economic development. Part of this policy will be to promote active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network. These measures would contribute to climate change mitigation.

Policies EC6 and EC7 seek to maintain the vitality of village centres in existing settlements and in doing so may reduce the need for residents to travel by car to access facilities.

Policy EC11 sets out the Council's approach to sustainable transport, through a wide range of measures including strengthening bus and rail services and their connections, encouraging walking and cycling, the Park and Ride initiative at Cross Green and improving availability of electric vehicle charging points. Through these measures this policy would be expected to increase opportunities for residents to make sustainable transport choices.

Policy NB1 relates to protecting, enhancing and expanding natural assets. Vegetation provides several ecosystem services, including carbon storage as well as cooling/shading effects.

Policy NB5 will specifically address renewable and low carbon energy generation, including the policy provisions relating to solar, wind and biomass energy schemes. The promotion of renewable or low carbon technologies within the Local Plan would help to decrease reliance on energy that is generated from unsustainable sources, such as fossil fuels and reduce South Staffordshire's contribution towards the causes of climate change.

Policy NB6 sets out energy and water efficiency in new developments including the requirement for all major residential development to achieve a 31% carbon reduction improvement upon the requirements within Building Regulations Approved Document Part L 2013 and all major commercial development to achieve BREEM Excellent or Outstanding.

As set out in the CCAM report, better standards for new buildings, combined with grid decarbonisation and switching to Ultra-Low Emission Vehicles, could decrease total emissions by over 50% compared with 2017 levels in South Staffordshire. Although these draft policies would be likely to reduce the GHG emissions associated with development to some extent, the policies would **not** be expected to fully mitigate the increased carbon emissions expected as a result of the large scale of development proposed across the Plan area during this plan period.

2. Climate Change Adaptation

Impacts:

Risk of fluvial or surface water flooding.

Policy NB7: 'Managing flood risk, sustainable drainage systems & water quality' seeks to manage fluvial and surface water flood risk, through the requirement for site-specific Flood Risk Assessments and surface water drainage strategies for all major developments, including measures for adoption and continuing maintenance. Site-specific flood risk assessments should be in accordance with national requirements and take account of the latest climate change allowances.

Policy HC19: 'Wider green infrastructure design principles'; Policy EC1: 'Sustainable economic growth'; and, Policy NB1: 'Protecting, enhancing and expanding natural assets' seek to protect and create green infrastructure in

development proposals, and could lead to various benefits including reduced water runoff rates and therefore mitigate fluvial and surface water flooding to some extent.

Policy HC8 Gypsy, Traveller and Travelling Showpeople seeks to locate new plots and pitches in locations which avoid areas of high flood risk.

SSDC has also prepared a Strategic Flood Risk Assessment and is consulting with the Environment Agency through the Local Plan's preparation to ensure the sequential test is properly followed. Furthermore, SSDC will, where possible, avoid putting vulnerable uses within Flood Zones 2 and 3, ensuring any sites allocated containing areas of Flood Zones 2 and 3 give these areas over to water compatible uses (e.g. green infrastructure).

The Strategic Flood Risk Assessment process combined with these draft policies would be expected to mitigate potential adverse impacts associated with development in areas at risk of fluvial or surface water flooding.

3. Biodiversity and Geodiversity

Impacts:

1. **Threats or pressures to European designated sites**
2. **Threats or pressures to nationally designated sites (SSSI).**
3. **Threats or pressures to locally designated biodiversity sites and priority habitats**

Threats or pressures to European designated sites

South Staffordshire District lies partially within the 15km Zone of Influence for Cannock Chase SAC, established by the SAC Partnership. There are three other European sites within, or in proximity, to the district, including Motte Meadows SAC, Fens Pools SAC and Cannock Canal Extension SAC. Motte Meadows is also designated as a National Nature Reserve (NNR).

Policy NB3: 'Cannock Chase SAC' will support the recommendations of the SAC Partnership which has developed a strategy to mitigate the effects of development on Cannock Chase SAC. SSDC will produce a separate guidance note or SPD detailing mitigation requirements. The policy will also link to the need to address potential air quality threats to other SACs.

An HRA is being prepared which will set out the Zones of Influence (Zol) associated with these SACs and identify any likely significant effects as a consequence of the emerging Local Plan. Potential effects on SACs can relate to increases in recreational pressure, urbanisation effects, changes to air quality and changes to hydrology, amongst others. The Zol for effects on a SAC can be extensive, for example, as a result of changes to air quality as a consequence of commuting patterns. The Zol and nature of any effects and the mitigation of those effects are evaluated in the HRA. At the time undertaking this assessment the potential effects of the proposed housing allocations on the SACs are uncertain. The findings of the HRA will be fully integrated into the SA process once this report becomes available.

Threats or pressures to nationally designated sites (SSSI).

162 sites were identified as lying within Impact Risk Zones for SSSIs where consultation with Natural England would be required, as described in **Appendix B** of this SA.

Draft Policy NB1 'Protecting, enhancing and expanding natural assets' states, *"proposals which could have an adverse impact on Internationally and nationally designated habitats and protected and priority species (including habitats considered to be irreplaceable – ancient woodland, ancient/veteran trees, historic parkland) will be determined in accordance with the provisions of the relevant statutory and national policy. Support will be given to any proposals to enhance designated sites"*.

This draft policy would be expected to mitigate potential adverse impacts identified on SSSIs and NNRs throughout the Plan area. Site 202, which lies adjacent to 'Stowe Pool and Walk Mill Clay Pit' SSSI has been assessed, following the precautionary principle, as having potential negative effects due to the site's proximity to the SSSI. It may be potential negative effects can be mitigated, further information would be required to inform this at later stages of the planning process. This may include consultation with Natural England and preparation of appropriate levels of ecological assessment to assess potential effects in more detail.

Threats or pressures to locally designated biodiversity sites and priority habitats

Policy NB1 also protects habitats and priority species (including ancient woodland, ancient and veteran trees and historic parkland) in accordance with the provisions of the relevant statutory and national policy.

Policy NB2: 'Biodiversity' will require development proposals to consider the mitigation hierarchy, and undertake an Ecological Survey or Ecological Impact Assessment, as appropriate. All new development will be required to deliver biodiversity net gain, and major development would be required to deliver a 10% biodiversity net gain, measured in accordance with Defra's biodiversity metric.

Policy HC8: 'Gypsy, Traveller and Travelling Showpeople' will seek to achieve no net loss of biodiversity.

These draft policies would be expected to mitigate potential adverse impacts on ancient woodlands, LNRs, SBIs and priority habitats and deliver a net gain in biodiversity for most development sites, with the exception of GTTS sites where no net loss of biodiversity will be required.

Employment site E56 coincides with the South Staffordshire Railway Walk LNR and this site is assessed as having potential minor negative effect on the LNR. It is possible that such negative effects may be mitigated in any detailed proposals for the site. This would be informed by a suitable ecological appraisal or assessment.

Sites 062, 138, 310a, 368, 460, 585a, E43 and E56 coincide with SBIs and there are potential minor negative effects as a consequence of the development of these sites. It is possible that such negative effects may be mitigated in any detailed proposals for the site. This would be informed by a suitable ecological appraisal or assessment.

4. Landscape and Townscape

Impacts:

Effects on West Midlands Green Belt

SSDC's housing target and preferred spatial distributions for growth are informed by the findings of the Greater Birmingham Strategic Growth Study and other evidence base documents, such as the cross boundary Green Belt Study².

The Green Belt Study assesses the likely harm to the Green belt as a result of development within the assessed land parcels on a seven point scale. In this SA, those land parcels with a Green Belt harm rating of 'very high', 'high' or 'moderate-high' have been assessed as having a potential major negative effect (185 sites in total). 'Low-moderate' or 'moderate' harm has been assessed as having minor negative effect (59 sites in total), whereas 'low' or 'very low' harm, or areas outside of the study, are assessed as having a negligible effect (73 sites in total).

The development of these sites is likely to require the removal of much, or all, of the land within the site from the Green Belt, with a resultant 'harm' to the purposes of the Green Belt, as set out in the Green Belt Study. While a

² LUC (2019) South Staffordshire Green Belt Study: Stage 1 and 2 Report. Available at:
<https://www.sstaffs.gov.uk/doc/181123/name/South%20Staffs%20GB%20Stage%201%20and%202%20Report%20FINAL%20v1%20-%20web%20copy.pdf/> [Date Accessed: 22/06/21]

range of mitigation measures are set out in the Study (summarised below) to reduce levels of harm, the negative effects of the loss of the Green Belt are unlikely to be fully mitigated by these measures. Therefore, this SA considers it likely there would be residual negative effects in relation to Green Belt harm as consequence of the release of these sites for development.

Policy DS1 sets out the policy protection in relation to the revised Green Belt as well as the need to revise the boundaries of the designation in order to accommodate predicted housing need. The policy sets out the specific types of development that may be considered acceptable within the revised Green Belt and seeks to protect the character of the landscape. The policy also seeks to support proposals for biodiversity enhancement and improvements to the access.

This SA recommends that the policy wording or guidance in the emerging Local Plan clarifies the measures that will be required to reduce the harm to the Green Belt as a result of the release of land, as recommended in the Green Belt Study.

Examples of potential mitigation measures are set out in Chapter 8 of the Green Belt Study. These are summarised under a number of themes in Table 8.1 of the Study, and include,

- Use landscaping to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance;
- Strengthen boundary at weak points – e.g. where ‘breached’ by roads;
- Define Green Belt edge using a strong, natural element which forms a visual barrier – e.g. a woodland belt;
- Create a transition from urban to rural, using built density, height, materials and landscaping to create a more permeable edge;
- Enhance visual openness within the Green Belt;
- Preserve/enhance landscape elements which contribute to the setting of historic settlements and views which provide an appreciation of historic setting and special character;
- Enhance access within the Green Belt;
- Improve management practices to enhance countryside character;
- Design and locate buildings, landscaping and green spaces to minimise intrusion on settlement settings;
- Maintain/create separation between existing washed-over settlement and new inset settlement;
- Design road infrastructure to limit perception of increased urbanisation associated with new development; and
- Use sustainable drainage features to define/enhance separation between settlement and countryside.

Effects on the setting to Cannock Chase AONB

Policy NB4: ‘Landscape Character’ will take a similar approach to that in Core Strategy Policy EQ4. EQ4 sets out measures to protect and enhance Cannock Chase AONB and its setting, in accordance with national policy and any additional guidance.

This draft policy would be likely to mitigate significant adverse impacts on the setting and special qualified associated with development located within, or in close proximity to, this AONB

Threaten or result in the loss of rural and locally distinctive landscape character.

The Landscape Sensitivity Study³ considered the landscape and visual aspects of the land parcels using ten criteria which were considered most likely to be affected by development. Overall landscape sensitivity was assessed on a five-point scale.

In this SA, sites located in land parcels assessed as 'high' and 'moderate-high' landscape sensitivity are considered to have potentially major negative effects on this objective (95 sites in total). Sites in land parcels assessed as 'moderate' and 'low-moderate' are assessed as having minor negative effects on this objective (166 sites in total). Sites in land parcels assessed as 'low' landscape sensitivity, or areas outside of the study, are assessed as having a negligible effect on this objective (56 sites in total).

Policy NB4: 'Landscape Character' will seek to protect and enhance landscapes in line with current Core Strategy Policy EQ4. While the details of the draft policy are uncertain at this stage, Policy EQ4 sought to protect the character of the landscape, the *"location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings, and not have a detrimental effect on the immediate environment and on any important medium and long distance views... The siting, scale, and design of new development will need to take full account of the nature and distinctive qualities of the local landscape"*.

Policy HC9: 'Design Requirements' will set out the requirements to ensure high quality design, including the requirement for proposed developments to respond positively to landform and respect existing landscape and settlement character.

These policies have the potential to mitigate some potential adverse effects on landscape character and visual amenity identified in this assessment, through sensitive masterplanning and design.

The nature of the effects of development on the landscape is highly dependent on local site circumstances and the nature of the development proposals. At this stage of the SA process, the development of sites in landscapes considered to be of higher sensitivity to development has the potential to result in major negative effects on those landscapes. It is recommended that there is greater clarification of the policy protection in the LPR in relation to landscape character and visual amenity, potentially including the need for future development proposals to be informed by Landscape and Visual Impact Assessments or Appraisals, as appropriate.

Effects on Country Parks.

Country Parks are public green spaces often located at the edge of urban areas and are for public enjoyment and recreation in a semi-rural setting. While Country Parks are not specifically referred to in the draft policies, it is likely that the requirements of draft Policy NB4: 'Landscape Character' would serve to take into account the character of and views from publicly accessible recreational spaces, such as Cannock Chase Country Park and Baggeridge Country Park.

It is expected that draft policies would mitigate potential adverse impacts from development proposals located in close proximity to a Country Park.

Change in views from Public Rights of Way/for local residents.

As described above, Policy NB4, based on Core Strategy Policy EQ4 could serve to ensure new development does not have a detrimental effect on medium and long distance views.

This policy could mitigate significant adverse effects on views, however, the delivery of the required housing need on greenfield sites adjacent to existing settlements and Public Rights of Way (PRoW) would be likely to result in minor adverse effects on views from these receptors.

³ LUC (2019) South Staffordshire Landscape Sensitivity Assessment. Available at: <https://www.sstaffs.gov.uk/planning-files/Spatial-Housing-Strategy/SHSID-Landscape-Study-2019.pdf> [Date Accessed: 22/06/21]

Increase risk of coalescence and/or urban sprawl.

Policies DS1: 'Green Belt' and DS2: 'Open Countryside' seek to protect the openness of the countryside and only release land for development when necessary and justified as part of a Local Plan Review.

Policy HC2: 'Housing Density' seeks to achieve 35 dwellings per hectare in developments adjoining Tier 1 settlements and urban extensions in order to achieve an efficient use of land. This would reduce overall land requirements to deliver housing needs.

Policy HC6: 'Rural Exception Sites' provides the requirements whereby small housing sites can be delivered in sites lying adjacent to Tier 1-4 settlements.

Policy EC1: 'Sustainable Economic Growth' states that preference should be given to previously developed land. These draft policies would be expected to minimise some adverse impacts on landscape character, particularly in relation to protection of the special qualities of Cannock Chase AONB and proportionate protection of visual amenity and views, however, they would not be expected to fully mitigate changes to landscape character, particularly on greenfield sites, or mitigate the risk of coalescence and urbanisation of the countryside. There is the potential for policy HC9: 'Design requirements' and policy HC19 'Wider green infrastructure design principles' to increase the quality of green infrastructure in developments, although this is uncertain at this stage of policy development.

Recommendations:

- Landscape and green infrastructure enhancement will be clarified through the proposed Green Infrastructure SPD and the associated policy wording. It is recommended that the policy and SPD provide details relating to the protection of existing green infrastructure assets and the quantity and types of green infrastructure expected to be provided by new developments. This could include the use of a Green Infrastructure Standard, such as 'Building with Nature'⁴.
- It is recommended that there is greater clarification of the policy protection in the LPR in relation to landscape character and visual amenity, potentially including the need for future development proposals to be informed by the existing Landscape Character Assessment⁵ (or subsequent revisions) and accompanied by Landscape and Visual Impact Assessments or Appraisals, as appropriate.

5. Pollution and Waste

Impacts:

Increase in, and exposure to, air pollution (from main road, railway line or AQMA).

Policy HC10 'Protecting Residential Amenity' will be based on Core Strategy Policy EQ9. EQ9 seeks to protect residential amenity in relation to noise and other sources of pollution.

Policy HC12: 'Parking Standards' also introduces the requirement for electric vehicle charging points, this would serve to encourage the use of electric vehicles and reduce noise and air pollution to some extent.

Policy HC19 'Wider green infrastructure design principles' would serve to increase the quality of green infrastructure in developments and may serve to filter air pollution to some extent.

⁴ Building with Nature (2019) Available at: <https://www.buildingwithnature.org.uk/about> [Accessed: 16/06/21]

⁵ Staffordshire County Council (2000) Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, 1996 – 2011. Volume 3: Landscape Descriptions. Available at: <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/NaturalEnvironmentLandscape.aspx> [Date Accessed: 28/06/21]

Policy EC1: ‘Sustainable economic growth’ seeks to promote the provision of active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network.

These draft policies would be expected to reduce adverse impacts associated with the exposure of site end users to poor air quality within or adjacent to AQMAs and impacts associated with reduced air and noise quality alongside main roads or railway lines. However, these draft policies would **not** be expected to fully mitigate the adverse impacts relating to pollution associated with some sites in proximity to existing AQMAs or main roads, such as the M6, where baseline air and/or noise pollution levels may be high.

Risk of contamination of groundwater Source Protection Zones and watercourses.

Policy NB7: ‘Managing flood risk, sustainable drainage systems & water quality’ requires major development proposals to deliver sustainable drainage systems and provide a site-specific flood risk assessment and surface water drainage strategies. The policy states, development should not adversely affect the quality or quantity of water, either directly through pollution of surface or ground water or indirectly through the treatments of wastewater.

Policy HC19: ‘Wider green infrastructure design principles’ seeks to increase green infrastructure provision in developments which may help to control water runoff quality, through natural filtration.

These policies could help to minimise potential adverse impacts on watercourses and groundwater quality through protecting the quality of run-off.

Increase in household waste.

As described in the SA Main Report, waste management is jointly coordinated by the Staffordshire Joint Waste Management Board (JWMB) which incorporates Staffordshire County Council, Stoke-on-Trent City Council and the eight districts and boroughs within Staffordshire, including SSDC. SSDC has responsibility for the provision of collection and recycling services for households as part of the management of waste in the county. It is likely that development of 8,881 new dwellings will increase household waste in the district. At this stage, the capacity of each site has not been determined and the likely quantities of waste generated have therefore not been calculated.

The role of the Local Plan in waste management can be to set guidance or requirements for the reduction of construction waste in new development and to ensure design guidance requires new development to accommodate suitable spaces for recycling and waste storage and collection.

Recommendations:

- It is recommended that the fully worded policies seek to protect both human and ecological receptors from adverse pollution impacts, including those impacts associated with changes to air quality, noise, light and vibration.
- It is recommended that the future policy wording or supplementary planning guidance documents seek to reduce construction waste and require future development proposals to provide suitable spaces to accommodate recycling and waste storage and collection.

6. Natural Resources

Impacts:

Loss of greenfield sites, land with an ecological or landscape value and loss of best and most versatile (BMV) soils.

Policy DS2: Open Countryside states “*All types of development in the Open Countryside which are not explicitly supported by Policy DS2 will be considered on a case-by-case basis. Such proposals will only be permitted where they are not located on best and most versatile agricultural land.*”

Policy HC2: ‘Housing Density’ may help to reduce the overall land-take to deliver housing needs across the Plan area and may serve to reduce negative effects on soil loss and loss of Best and Most Versatile (BMV) agricultural land, although this effect is uncertain as it would be dependent on the locations for development

Policy EC1: Sustainable economic growth gives preference to the “*use of previously developed land except where this would result in significant biodiversity loss*” and could potentially prevent the loss of some local soils.

The majority of the reasonable alternative sites assessed in this report are located on Grades 2 or 3 ALC land, which is likely to comprise some of the district’s BMV land. The draft policies would **not** be expected to mitigate adverse impacts on soil resources.

7. Housing

No adverse impacts anticipated.

8. Health and wellbeing

Impacts:

Limited access to healthcare/leisure facilities and services

Policy HC14: ‘Health Infrastructure’ seeks to protect existing healthcare infrastructure and states, “*proposals for major residential developments must be assessed against the capacity of existing healthcare facilities through engagement with the relevant Clinical Commissioning Group (CCG), Where it is determined that the development results in an unacceptable impact on these facilities then a proportionate financial contribution will be sought agreed through engagement with the CCG*”.

Policy EC11: ‘Sustainable Transport’ supports the improvement of transport and accessibility across the Plan area, this policy would be expected to improve residents’ access to services and facilities, including healthcare.

These draft policies could potentially help to prevent the loss of existing healthcare facilities and improve sustainable access to facilities for some residents, however, the policies would **not** be expected to fully mitigate the restricted access to healthcare services, in relation to access to NHS hospitals and GP services, for many of the reasonable alternative sites.

Exposure to air/noise pollution (from AQMA/main road)

Policy HC10 ‘Protecting Residential Amenity’ will be based on Core Strategy Policy EQ9. EQ9 seeks to protect residential amenity in relation to noise and other sources of pollution.

Policy HC12: ‘Parking Standards’ also introduces the requirement for electric vehicle charging points, this would serve to encourage the use of electric vehicles and reduce noise and air pollution to some extent.

Policy HC19 ‘Wider green infrastructure design principles’ would serve to increase the quality of green infrastructure in developments and may serve to filter air pollution to some extent.

Policy EC1: ‘Sustainable economic growth’ seeks to promote the provision of active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network.

These draft policies would be expected to reduce adverse impacts associated with the exposure of site end users to poor air quality within or adjacent to AQMAs and impacts associated with reduced air and noise quality alongside main roads or railway lines. However, these draft policies would **not** be expected to fully mitigate the

adverse impacts relating to pollution associated with some sites in proximity to existing AQMAs or main roads, such as the M6, where baseline air and/or noise pollution levels may be high.

Limited access to, and the net loss of, public greenspace

Policy HC17: 'Open Space' states that existing open spaces will be protected and will require 0.006 hectares of multi-functional, centrally located open space per dwelling, with the threshold for on-site provision being 33 dwellings or above.

Policy HC18: 'Sports Facilities and Playing Pitches' states existing sports facilities and playing pitches will be protected and that the provision required from major developments will be determined through the use of the latest Playing Pitch Calculator and Sports Facilities Calculator. An Open Space, Sport and Recreation SPD is proposed.

Policy HC19: 'Wider green infrastructure design principles' will set out the need for development proposals provide green infrastructure to meet open space, biodiversity, active travel, climate mitigation/adaptation and sustainable drainage in multi-functional open space. A Green Infrastructure SPD is proposed.

These draft policies would be expected to ensure new developments provide access to open space, playing pitches and green infrastructure, to some extent, although there is some uncertainty in the total quantity of open space and green infrastructure to be provided at this stage and, therefore, there is some uncertainty in the assessment at this stage.

Limited access to the pedestrian network

Policy EC11: 'Sustainable transport' will commit the District/County Council to preparing Local Walking & Cycling Infrastructure Plan to identify strategic opportunities for walking and cycling improvements within the district and will ensure development is designed to promote high quality walking and cycling routes, both within sites and linking to nearby services and facilities.

Policy HC19: 'Wider green infrastructure design principles' seeks to ensure new development provides multifunctional green infrastructure to meet active travel needs, amongst other functions.

Policy EC1: 'Sustainable economic growth' seeks to promote the provision of active travel measures and the creation/enhancement of multifunctional green spaces and the enhancement of the Green Infrastructure Network.

These draft policies would be expected to mitigate adverse impacts associated with restricted access to the pedestrian network and help to encourage the uptake of these sustainable transport options in order to access community facilities and centres, to some extent. Development locations in settlements with access to existing public transport infrastructure have the potential for future residents to take fewer journeys by private car. For example, Bilbrook, Penkridge and sites in Cheslyn Hay and Great Wyrley which have access to railway stations. However, in this rural district, with existing high car usage, it is likely many journeys would not be undertaken by walking and cycling.

9. Cultural Heritage

Impacts:

Alteration of character or setting of a heritage asset

Policy NB9: 'Conservation, preservation and protection of historic assets' will promote *"the conservation and enhancement of the historic environment through the positive management of development proposals and the safeguarding of heritage assets and their setting"* through various criteria, in line with the NPPF and seeking opportunities to better reveal the significance of heritage assets.

Policy NB10: Canal network would help ensure that new canal-side development is “*sympathetic and consistent with the conservation and enhancement of the canal network*”.

These draft policies would be expected to mitigate potentially significant adverse impacts on the local historic environment which may occur as a consequence of the development of the sites, including impacts on Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens. Potential impacts on underground archaeology are uncertain as the significance of such features may not be known at this time. The requirement for a proportionate assessment should also include the proposals for any required mitigation.

10. Transport

Impacts:

Limited access to public transport

Policy EC11: ‘Sustainable transport’ will “*support the strengthening bus/rail services and connections to these services in response to increased demand from new development*” and “*Provide support for the delivery of a rail-based park and ride within the Land at Cross Green*”.

These draft policies would be expected to improve the access to sustainable transport options. The nature and locations of these improvements is uncertain at this stage of the planning process.

Limited access to local services and facilities

Policy EC6: ‘Retail’ will seek to support the vitality of village centres and limit residential development within village centres if it results in the loss of existing facilities.

Policy E7: ‘Protecting community services and facilities’ seeks to protect and enhance essential communities and facilities, including small local shops and pubs.

Policy HC14: ‘Health infrastructure’ seeks to protect existing healthcare infrastructure.

These draft policies would be expected to maintain existing local services and facilities as far as possible within the Local Plan process, however, these policies would **not** be expected to fully mitigate the restricted access to local facilities, in some locations.

Limited access to the pedestrian or cycle network

Policy EC11: ‘Sustainable transport’ commits to preparing a Local Walking & Cycling Infrastructure Plan to identify strategic opportunities for walking and cycling improvements in the district and seeks to ensure new development is designed to promote high quality walking and cycling routes, both within sites and linking to nearby services and facilities.

Policy HC9: ‘Design requirements’ requires new development to “*give safe and convenient ease of movement to all users...provide a clear and permeable hierarchy of streets, routes and spaces which incorporate a variety of green infrastructure...and...provide access to local services and facilities*”. The policy will also require new development to accommodate cycle storage, although it is unclear about the quantity of on-site cycle storage to be provided in this outline policy.

These draft policies would be expected to mitigate adverse impacts associated with restricted access to the pedestrian and cycle networks and help to encourage the uptake of these sustainable transport options in order to access community facilities.

Limited access to the road network

A small number of reasonable alternative sites were identified as having limited access to the existing road network. There are no draft policies to address this issue specifically at this stage, however, it is anticipated that

access matters would be clarified in the plan-making process and without suitable vehicular access SSDC would consider the site to undeliverable.

11. Education

Impacts:

Limited access to primary and secondary education facilities

Policy HC15: 'Education' will seek to protect existing education infrastructure and states that new education infrastructure required as a consequence of the delivery of the housing need would be calculated in line with the Staffordshire Education Infrastructure Contributions Policy.

Strategic policies SA1 to SA4 relate directly to specific larger sites. These policies require a new first school or primary school to be delivered and would serve to provide good access to primary education for new residents at these sites.

Policy EC11: 'Sustainable transport' seeks to promote high quality walking and cycling routes to nearby facilities. This draft policy could potentially help to improve access to existing schools from sites.

These draft policies may ensure sufficient capacity of school places and some improvements to routes to schools. At this stage of the planning process, it is uncertain whether the policies would provide sustainable access to schools, for example, through the provision of sustainable access to secondary schools by public transport. Potential negative impacts on access to primary and secondary schools have therefore not been considered to be mitigated by these policies at this stage.

12. Economy

Impacts:

Loss of employment floorspace

A small number of reasonable alternative sites were identified as having existing employment uses which may be lost as a consequence of the allocation of the site.

Policy EC1: 'Sustainable economic growth' will seek to support the delivery of the strategic employment areas and the West Midlands Interchange, support opportunities for employment development in Tier 1 and Tier 2 villages and promote diversification of the rural economy.

Policy EC2: 'Retention of employment sites' seeks to protect existing designated employment areas.

Policy EC4: 'Rural employment and tourism' supports rural diversification subject to certain measures.

Policies EC6: 'Retail' and EC7: 'Protecting community services and facilities' will seek to protect the vibrancy of village centres by ensuring any new residential development does not result in the loss of essential services or facilities.

These draft policies would be expected to mitigate the potential adverse impacts associated with the loss of existing employment uses associated with the reasonable alternative sites.

Limited access to employment opportunities by public transport

Policies EC1, EC2, EC4, EC6 and EC7 seek to protect existing employment areas and provide opportunities for small scale employment development in more rural areas. These policies seek to encourage a greater number of local residents to seek local employment opportunities.

Policy EC11: 'Sustainable transport' seeks to support a range of measures to encourage more sustainable modes of transport, including "*strengthening bus/rail services and connections to these services in response to increased demand from new development*" and support for the rail-based Park and Ride scheme at Land at Cross Green.

While these policies are likely to improve opportunities for local employment and improve access to sustainable transport for commuting purposes, it is unlikely these policies would be able to fully mitigate the identified impact of limited access to employment by public transport.

Recommendations:

- Opportunities should be explored in the policies to achieve smart economic growth. This could be encouraged through the use of technology and innovative ways of working to increase productivity without damaging people's quality of life or the environment. This may include greater reference within the policies to the provision of high-speed broadband to encourage working at home.

E.2 Post-mitigation site assessments

E.2.1 Overview

E.2.1.1 The impact matrices for all reasonable alternative site assessments post-mitigation are presented in **Table E.2.1**. These impacts have been identified following consideration of the likely mitigation effects of the draft strategic and DM policies as discussed in **Table E.1.1**.

Table E.2.1: Impact matrix of site assessments post-mitigation

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
Bednall												
023	+/-	+	+/-	--	0	-	+	-	0	-	-	--
024	+/-	+	+/-	--	0	-	+	-	0	-	-	--
026	+/-	+	+/-	--	0	+	+	-	+/-	-	-	--
Bilbrook and Codsall												
210	+/-	+	+/-	--	-	-	+	-	0	-	++	+
211	+/-	0	+/-	-	0	-	+	-	0	-	-	-
213	+/-	+	+/-	0	0	+	+	-	0	++	++	+
221	+/-	0	+/-	--	0	-	+	-	0	-	++	+
222	+/-	+	+/-	--	0	-	+	-	0	-	-	-
224	+/-	+	+/-	--	0	-	+	-	0	-	-	+
SAD 228	+/-	+	+/-	0	0	+	+	-	0	++	++	+
236	+/-	+	+/-	--	-	-	+	-	0	-	--	-
419a/b	+/-	+	+/-	-	0	-	+	-	0	-	--	-
447	+/-	+	+/-	--	0	-	+	-	0	-	-	+
503	+/-	0	+/-	--	-	-	+	-	0	-	++	+
507	+/-	+	+/-	--	0	-	+	-	0	-	-	-
510	+/-	+	+/-	--	-	-	+	-	0	-	++	+
512	+/-	0	+/-	--	-	-	+	-	0	-	--	-
515	+/-	+	+/-	--	0	-	+	-	0	-	--	-
519	+/-	0	+/-	--	-	-	+	-	0	-	-	-
630a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
630b	+/-	0	+/-	--	-	-	+	-	0	-	--	-
666	+/-	0	+/-	--	-	-	+	-	0	-	-	-
703	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Bishops Wood												
096	+/-	+	+/-	--	0	-	+	-	0	-	-	-
097	+/-	+	+/-	--	0	-	+	-	0	-	-	-
099	+/-	+	+/-	--	0	-	+	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
Bloxwich												
207	+/-	+	+/-	-	-	+	+	-	0	+	++	-
492a/b/c	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Bobbington												
319	+/-	+	+/-	-	0	-	+	-	0	-	-	--
320	+/-	+	+/-	--	0	-	+	-	0	-	-	--
321	+/-	+	+/-	--	0	-	+	-	0	-	-	--
410	+/-	+	+/-	--	0	-	+	-	0	-	-	--
Brewood												
057	+/-	+	+/-	0	0	+	+	-	0	-	-	-
062	+/-	+	-	--	0	-	+	-	0	-	-	-
067	+/-	+	+/-	--	0	-	+	-	0	-	--	-
074	+/-	+	+/-	--	0	-	+	-	0	-	-	-
075/075a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
076	+/-	+	+/-	--	0	-	+	-	0	-	-	-
078	+/-	+	+/-	--	0	-	+	-	0	-	-	-
079	+/-	+	+/-	--	0	-	+	-	0	-	-	-
376	+/-	+	+/-	--	0	-	+	-	0	-	-	-
611	+/-	+	+/-	--	0	-	+	-	0	-	-	-
616	+/-	+	+/-	--	0	-	+	-	0	-	-	-
617	+/-	0	+/-	--	0	-	+	-	0	-	--	-
658	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Cannock												
202	+/-	+	+/-	--	-	-	+	-	0	-	-	-
203	+/-	+	+/-	--	-	-	+	-	0	-	--	-
474	+/-	+	+/-	--	-	-	+	-	+/-	-	-	-
529	+/-	+	+/-	--	-	-	+	-	0	-	-	-
624	+/-	+	+/-	--	-	-	+	-	0	-	--	-
659	+/-	+	+/-	--	0	-	+	-	0	-	++	-
Cheslyn Hay and Great Wyrley												
116	+/-	+	+/-	--	0	-	+	-	0	-	-	-
119a	+/-	+	+/-	-	0	-	+	-	0	-	++	+
119b	+/-	+	+/-	-	-	-	+	-	0	-	++	-
120	+/-	+	+/-	-	-	-	+	-	0	-	-	+
131	+/-	+	+/-	--	-	-	+	-	0	-	-	-
134	+/-	+	+/-	-	-	-	+	-	0	-	-	-
136	+/-	+	+/-	-	-	-	+	-	0	++	-	+
SAD 136	+/-	+	+/-	0	-	-	+	-	0	++	++	+

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
136a	+/-	+	+/-	-	0	-	+	-	0	-	-	-
137	+/-	+	+/-	--	0	-	+	-	0	-	-	-
138	+/-	0	-	-	-	-	+	-	0	++	++	-
SAD 139	+/-	+	+/-	0	-	-	+	-	0	-	++	-
SAD 141	+/-	+	+/-	0	-	-	+	-	0	++	++	+
440	+/-	+	+/-	-	0	-	+	-	0	-	++	-
489	+/-	+	+/-	-	-	-	+	-	0	-	++	-
491	+/-	+	+/-	0	-	+	+	-	0	++	-	+
523	+/-	+	+/-	-	0	-	+	-	0	-	++	+
525	+/-	0	+/-	--	0	-	+	-	0	-	-	-
526	+/-	+	+/-	--	-	-	+	-	0	-	--	-
536a	+/-	+	+/-	--	-	-	+	-	0	-	-	-
536b	+/-	+	+/-	--	-	-	+	-	0	-	-	-
638	+/-	+	+/-	0	-	+	+	-	0	++	-	-
696	+/-	+	+/-	--	-	-	+	-	0	-	--	-
704	+/-	+	+/-	0	-	+	+	-	0	-	++	-
Coven												
082	+/-	+	+/-	0	-	-	+	-	0	-	-	-
082a	+/-	+	+/-	-	-	-	+	-	0	-	-	+
084a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
085	+/-	+	+/-	-	-	-	+	-	0	-	-	-
087	+/-	+	+/-	-	-	-	+	-	0	-	-	-
615	+/-	0	+/-	-	0	-	+	-	0	-	--	-
618	+/-	+	+/-	--	-	-	+	-	0	-	-	+
Dunston												
029	+/-	0	+/-	-	-	-	+	-	0	-	-	-
029a	+/-	+	+/-	-	-	-	+	-	0	-	-	-
487	+/-	0	+/-	-	-	-	+	-	0	-	-	-
588	+/-	0	+/-	-	-	-	+	-	0	-	--	-
Essington												
150	+/-	+	+/-	--	-	-	+	-	0	-	--	+
151/662	+/-	+	+/-	--	-	-	+	-	0	-	--	-
154	+/-	+	+/-	--	-	-	+	-	0	-	--	+
157	+/-	+	+/-	0	0	-	+	-	0	-	-	+
160	+/-	+	+/-	--	-	-	+	-	0	-	--	+
163	+/-	+	+/-	--	-	-	+	-	0	-	--	-
164	+/-	+	+/-	--	-	-	+	-	0	-	--	+
164a	+/-	+	+/-	--	-	-	+	-	0	-	-	+

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165	+/-	+	+/-	--	-	-	+	-	0	-	--	+
166	+/-	+	+/-	--	-	-	+	-	0	-	--	+
392	+/-	0	+/-	--	-	-	+	-	0	-	++	+
393	+/-	+	+/-	-	-	-	+	-	0	-	-	+
471	+/-	+	+/-	--	0	-	+	-	0	-	-	-
486a/b	+/-	+	+/-	--	-	-	+	-	0	-	--	+
486c	+/-	+	+/-	--	-	-	+	-	0	-	-	+
520	+/-	+	+/-	--	-	-	+	-	0	-	++	-
679	+/-	+	+/-	--	-	-	+	-	0	-	-	+
Featherstone												
102	+/-	+	+/-	--	-	-	+	-	0	-	--	+
SAD 168	+/-	+	+/-	0	0	+	+	-	0	-	-	-
169	+/-	+	+/-	--	0	-	+	-	0	-	-	+
170	+/-	+	+/-	-	-	-	+	-	0	-	-	-
172	+/-	+	+/-	--	-	-	+	-	0	-	--	-
204	+/-	+	+/-	--	-	-	+	-	0	-	--	+
206	+/-	+	+/-	--	-	-	+	-	0	-	--	+
396	+/-	+	+/-	--	0	-	+	-	0	-	--	-
397	+/-	+	+/-	-	0	-	+	-	0	-	-	-
527	+/-	+	+/-	--	-	-	+	-	0	-	--	+
537/537a	+/-	0	+/-	--	-	-	+	-	0	-	-	+
646a/b	+/-	0	+/-	--	-	-	+	-	0	-	-	+
Huntington												
016	+/-	+	+/-	0	-	-	+	-	0	-	-	-
017	+/-	+	+/-	--	0	-	+	-	0	-	--	-
022	+/-	+	+/-	--	0	-	+	-	0	-	--	-
591	+/-	+	+/-	--	0	-	+	-	0	-	-	-
592	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Kinver												
272	+/-	+	+/-	--	0	-	+	-	0	-	-	-
273	+/-	+	+/-	--	0	-	+	-	0	-	-	-
274	+/-	+	+/-	-	0	-	+	-	0	-	-	-
SAD 274	+/-	+	+/-	-	0	-	+	-	0	-	-	-
409	+/-	+	+/-	--	0	-	+	-	0	-	-	-
546	+/-	+	+/-	--	0	-	+	-	0	-	-	-
549	+/-	+	+/-	--	0	-	+	-	0	-	-	-
576	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Pattingham												

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
249	+/-	+	+/-	--	0	-	+	-	0	-	-	-
250	+/-	+	+/-	--	0	-	+	-	0	-	-	-
251	+/-	+	+/-	--	0	-	+	-	0	-	-	-
252	+/-	+	+/-	--	0	-	+	-	0	-	-	-
253	+/-	+	+/-	--	0	-	+	-	0	-	-	-
255	+/-	+	+/-	-	0	-	+	-	0	-	-	-
257	+/-	+	+/-	--	0	-	+	-	0	-	-	-
400	+/-	+	+/-	--	0	-	+	-	0	-	-	-
401	+/-	+	+/-	--	0	-	+	-	0	-	-	-
421	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Penkridge												
005	+/-	+	+/-	-	-	-	+	-	0	-	++	-
006	+/-	+	+/-	-	0	-	+	-	0	-	-	-
010	+/-	0	+/-	--	-	-	+	-	0	-	--	-
420	+/-	0	+/-	-	-	-	+	-	0	++	++	+
430a	+/-	+	+/-	--	-	-	+	-	0	-	--	-
430b	+/-	+	+/-	--	-	-	+	-	0	-	--	-
584	+/-	+	+/-	--	-	-	+	-	0	-	--	-
585	+/-	+	+/-	--	-	-	+	-	0	-	-	+
585a	+/-	0	-	--	-	-	+	-	0	-	-	+
665	+/-	0	+/-	--	-	-	+	-	0	-	-	+
Penn and Lower Penn												
350c	+/-	+	+/-	--	0	-	+	-	0	-	-	-
350d	+/-	+	+/-	--	-	-	+	-	0	-	--	-
494a	+/-	+	+/-	--	-	-	+	-	0	-	-	-
494b	+/-	+	+/-	--	-	-	+	-	0	-	-	-
559	+/-	+	+/-	--	-	-	+	-	0	-	--	-
561	+/-	+	+/-	--	-	-	+	-	0	-	-	-
573	+/-	+	+/-	--	-	-	+	-	0	-	--	-
579	+/-	0	+/-	--	-	-	+	-	0	-	-	-
582	+/-	+	+/-	--	-	-	+	-	0	-	++	-
710	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Perton												
238	+/-	+	+/-	--	-	-	+	-	0	-	--	-
239	+/-	+	+/-	-	0	-	+	-	0	-	--	-
241	+/-	+	+/-	--	-	-	+	-	0	-	-	-
243	+/-	+	+/-	--	-	-	+	-	0	-	-	-
245	+/-	+	+/-	-	-	+	+	-	0	-	--	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
246a	+/-	+	+/-	--	0	-	+	-	0	-	--	-
260	+/-	+	+/-	--	-	-	+	-	0	-	--	-
402	+/-	+	+/-	-	-	-	+	-	0	-	-	-
407	+/-	+	+/-	--	0	-	+	-	0	-	--	-
454	+/-	+	+/-	--	0	-	+	-	0	-	-	-
504	+/-	+	+/-	--	-	-	+	-	0	-	-	-
505	+/-	+	+/-	-	-	-	+	-	0	-	-	-
506	+/-	+	+/-	--	0	-	+	-	0	-	-	-
705	+/-	+	+/-	--	0	-	+	-	0	-	--	-
Sedgley												
339	+/-	+	+/-	--	-	-	+	-	0	-	++	-
548	+/-	+	+/-	--	-	-	+	-	0	-	-	-
560	+/-	+	+/-	--	-	-	+	-	0	-	++	-
566	+/-	+	+/-	--	-	-	+	-	0	-	-	-
567	+/-	+	+/-	--	-	-	+	-	0	-	-	-
Seisdon												
358	+/-	+	+/-	--	0	-	+	-	0	-	--	-
359	+/-	+	+/-	--	0	-	+	-	0	-	--	-
671	+/-	+	+/-	--	0	-	+	-	0	-	--	-
702	+/-	+	+/-	--	0	-	+	-	0	-	--	-
Shareshill												
181	+/-	+	+/-	--	0	-	+	-	0	-	-	-
183	+/-	+	+/-	--	0	-	+	-	0	-	-	-
184	+/-	+	+/-	-	0	-	+	-	0	-	-	-
185	+/-	+	+/-	-	0	-	+	-	0	-	-	-
Stafford												
036a	+/-	0	+/-	--	-	-	+	-	+/-	-	--	-
036c	+/-	+	+/-	--	-	-	+	-	0	-	++	-
Swindon												
312a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
313	+/-	+	+/-	--	0	-	+	-	0	-	-	-
SAD 313	+/-	+	+/-	0	0	-	+	-	0	-	-	-
314	+/-	+	+/-	--	0	-	+	-	0	-	-	-
315	+/-	+	+/-	--	0	-	+	-	0	-	-	-
412	+/-	0	+/-	-	0	-	+	-	0	-	-	-
437	+/-	0	+/-	--	0	-	+	-	0	-	-	-
682	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Trysull												

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
327	+/-	+	+/-	--	0	-	+	-	0	--	-	--
328	+/-	+	+/-	--	0	-	+	-	0	-	-	--
329	+/-	+	+/-	--	0	-	+	-	0	-	-	--
544	+/-	+	+/-	--	0	-	+	-	0	-	-	--
558	+/-	+	+/-	--	0	-	+	-	0	-	-	--
Wall Heath												
368	+/-	0	-	--	-	-	+	-	0	-	--	-
370	+/-	0	+/-	--	-	-	+	-	0	-	--	-
577	+/-	+	+/-	--	-	-	+	-	0	-	--	-
684	+/-	+	+/-	--	-	-	+	-	0	-	--	-
Wheaton Aston												
090	+/-	0	+/-	--	0	-	+	-	0	-	-	-
091	+/-	0	+/-	--	0	-	+	-	0	-	-	-
092	+/-	+	+/-	-	0	-	+	-	0	-	-	-
094	+/-	+	+/-	--	0	-	+	-	0	-	-	-
377/093	+/-	+	+/-	-	0	-	+	-	0	-	-	-
378	+/-	+	+/-	--	0	-	+	-	0	-	-	-
379	+/-	+	+/-	-	0	-	+	-	0	-	-	-
SAD 379	+/-	+	+/-	-	0	-	+	-	0	-	-	-
382	+/-	+	+/-	--	0	-	+	-	0	-	-	-
426a	+/-	+	+/-	-	0	-	+	-	0	-	-	-
426b	+/-	0	+/-	--	0	-	+	-	0	-	-	-
608	+/-	+	+/-	--	0	-	+	-	0	-	-	-
610	+/-	+	+/-	--	0	-	+	-	0	-	-	-
614	+/-	+	+/-	-	0	-	+	-	0	-	-	-
619	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Wollaston and Wordsley												
364	+/-	+	+/-	--	-	-	+	-	0	-	++	-
365	+/-	+	+/-	--	-	-	+	-	0	-	-	-
654	+/-	+	+/-	--	-	-	+	-	0	-	--	-
655	+/-	+	+/-	--	-	-	+	-	0	-	--	-
673	+/-	+	+/-	--	-	-	+	-	0	-	++	-
Wombourne												
280	+/-	0	+/-	0	0	-	+	-	+/-	-	++	-
283	+/-	+	+/-	--	0	-	+	-	0	-	-	-
284	+/-	0	+/-	--	-	-	+	-	0	-	++	-
285	+/-	+	+/-	-	0	-	+	-	0	-	-	-
286	+/-	+	+/-	-	0	-	+	-	0	-	++	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
298	+/-	+	+/-	-	0	-	+	-	0	-	-	-
305	+/-	+	+/-	0	0	-	+	-	0	-	-	-
306	+/-	+	+/-	--	-	-	+	-	0	-	++	-
309	+/-	+	+/-	--	0	-	+	-	0	-	--	-
310a	+/-	+	-	--	0	+	+	-	0	-	-	-
310b	+/-	0	+/-	-	0	+	+	-	0	-	-	-
335a	+/-	+	+/-	-	0	-	+	-	0	-	--	-
335b	+/-	+	+/-	-	0	-	+	-	0	-	--	-
416	+/-	+	+/-	-	0	-	+	-	0	-	-	-
416a	+/-	+	+/-	--	0	-	+	-	0	-	-	-
417	+/-	+	+/-	-	0	-	+	-	0	-	-	-
438	+/-	0	+/-	-	0	-	+	-	0	-	++	-
458	+/-	0	+/-	-	0	-	+	-	0	-	-	-
459	+/-	+	+/-	-	0	-	+	-	0	-	++	-
460	+/-	0	-	0	0	+	+	-	0	-	-	-
463a	+/-	+	+/-	--	0	-	+	-	0	-	++	-
463b	+/-	+	+/-	--	-	-	+	-	0	-	++	-
463c	+/-	+	+/-	--	-	-	+	-	0	-	++	-
463d	+/-	+	+/-	--	-	-	+	-	0	-	++	-
477	+/-	+	+/-	-	0	-	+	-	0	-	++	-
479a	+/-	+	+/-	-	0	-	+	-	0	-	--	-
554	+/-	+	+/-	-	0	-	+	-	0	-	-	-
562/415	+/-	+	+/-	-	0	-	+	-	0	-	++	-
626	+/-	+	+/-	--	0	-	+	-	0	-	-	-
627	+/-	+	+/-	--	0	-	+	-	0	-	-	-
628	+/-	+	+/-	--	0	-	+	-	0	-	-	-
629	+/-	+	+/-	--	0	-	+	-	0	-	-	-
701	+/-	+	+/-	--	-	-	+	-	0	-	++	-
707	+/-	+	+/-	--	0	-	+	-	0	-	--	-
708	+/-	+	+/-	--	0	-	+	-	0	-	-	-
Employment Sites												
E04a	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E04b	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E05	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E15a	+/-	+	+/-	--	-	+	0	-	0	-	0	++
E30	+/-	0	+/-	-	-	-	0	-	+/-	-	0	++
E31	+/-	+	+/-	--	0	-	0	-	0	-	0	++
E32	+/-	+	+/-	--	0	-	0	-	0	-	0	++

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
E33	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E37a/b	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E38	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E39	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E41	+/-	+	+/-	--	-	+	0	-	0	-	0	++
E42	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E43	+/-	0	-	--	-	-	0	-	0	-	0	++
E45	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E46	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E47	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E48	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E49	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E50	+/-	+	+/-	-	-	-	0	-	0	-	0	++
E51a	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E51b	+/-	+	+/-	--	0	-	0	-	0	-	0	++
E52	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E53	+/-	0	+/-	--	-	-	0	-	0	-	0	++
E54	+/-	+	+/-	--	-	-	0	-	0	-	0	++
E55	+/-	0	+/-	--	0	+	0	-	0	-	0	++
E56	+/-	+	-	--	-	-	0	-	0	-	0	++
E57	+/-	+	+/-	-	-	-	0	-	0	-	0	++
Gypsy and Traveller Sites												
GT01	+/-	+	+/-	--	-	+	+/-	-	0	+	--	--
GT02	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT03	+/-	+	+/-	-	0	+	+/-	-	0	-	--	--
GT04	+/-	0	+/-	--	0	-	+/-	-	0	-	--	+
GT05	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT06	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT07	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT08	+/-	+	+/-	--	-	+	+/-	-	0	-	--	+
GT09	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT10	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT11	+/-	+	+/-	0	0	+	+/-	-	0	-	--	+
GT12	+/-	0	+/-	--	-	-	+/-	-	0	-	--	--
GT13	+/-	+	+/-	--	0	+	+/-	-	0	-	++	--
GT14	+/-	+	+/-	--	-	-	+/-	-	0	-	--	+
GT15	+/-	+	+/-	0	-	+	+/-	-	0	-	-	-
GT16	+/-	+	+/-	0	-	+	+/-	-	0	-	-	-

Site Reference	1 Climate Change Mitigation	2 Climate Change Adaptation	3 Biodiversity & Geodiversity	4 Landscape & Townscape	5 Pollution & Waste	6 Natural Resources	7 Housing	8 Health & Wellbeing	9 Cultural Heritage	10 Transport & Accessibility	11 Education	12 Economy & Employment
GT17	+/-	+	+/-	-	0	-	+/-	-	0	-	--	--
GT18	+/-	+	+/-	-	0	+	+/-	-	0	-	++	--
GT19	+/-	+	+/-	--	-	+	+/-	-	0	-	--	+
GT20	+/-	+	+/-	-	-	-	+/-	-	0	-	--	+
GT23	+/-	+	+/-	--	0	+	+/-	-	0	-	--	+
GT24	+/-	+	+/-	-	0	-	+/-	-	0	-	-	-
GT27	+/-	+	+/-	-	0	-	+/-	-	0	-	--	+
GT30	+/-	0	+/-	--	-	+	+/-	-	0	-	--	--
GT32	+/-	0	+/-	-	-	+	+/-	-	0	-	++	--
GT33	+/-	+	+/-	--	0	+	+/-	-	0	-	--	--
GT34	+/-	+	+/-	--	-	+	+/-	-	0	-	--	-
GT35	+/-	+	+/-	-	0	-	+/-	-	0	-	-	+
GT36	+/-	+	+/-	--	0	+	+/-	-	0	-	--	-
TSP01	+/-	+	+/-	-	-	+	+/-	-	0	-	-	+

Appendix F: Reasons for Selection and Rejection

F.1 Selected Sites.....	1
F.2 Rejected Sites	16

F.1 Selected Sites

F.1.1.1 **Table F.1.1** lists the preferred sites set out in the SSDC Preferred Options. The reasons for selecting each of the sites, as set out in the table below, have been determined by the planning authority.

Table F.1.1: Reasons for selecting sites

Site Ref.	Site Address	Reasons for Selection (provided by Council)
Proposed Strategic Housing Allocations		
SA1: 519	Plan Land East of Bilbrook	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Part of site is an existing safeguarded land allocation made in the Site Allocations Document 2018 Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high') Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate') Due to site size, has capacity to deliver required first school to serve the villages Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site provides scope for unique design benefits including a through road linking Lane Green Road to Pendeford Mill Lane (as required by the Site Allocations Document 2018) and close links to existing active travel links to strategic employment site (i54) and services in the Black Country <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 224, SAD Site 228 and 419a&b</p>
SA2: 646a/b	Land to the West of ROF Featherstone	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Part of site is higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site presents an opportunity for a mixed-use employment-led development with on-site local facilities

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Opportunity for safeguarded land for potential future rail-based park and ride site <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 486c.</p>
SA3: 486c	Land off Linthouse Lane, Wednesfield	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site presents an opportunity for a mixed-use urban extension with on-site local facilities <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 646 a&b.</p>
SA4: 584/420/010	Land North of Penkridge Land north of Penkridge off A449 (east) Land at Lower Drayton Farm (east of A449)	<p>Site 584:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike other site options around the village, the site is not within the Green Belt Includes land in a higher sensitivity landscape compared to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against education in the Sustainability Appraisal, however there is potential for Sites 584 and 010 to jointly deliver on-site education infrastructure to mitigate this issue Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 010 and 005.</p> <p>Site 420:</p> <p><u>Key positives and negatives</u></p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Unlike other site options around the village, the site is not within the Green Belt Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584 and 005.</p> <p>Site 010: <u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike other site options around the village, the site is not within the Green Belt In a higher sensitivity landscape compared to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against education in the Sustainability Appraisal, however there is potential for Sites 584 and 010 to jointly deliver on-site education infrastructure to mitigate this issue Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584 and 005.</p>
Other Proposed Housing Allocations		
Bilbrook and Codsall		
224	Land adjacent to 44 Station Road, Codsall	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Located in very close proximity to Codsall station, with landowner indicating willingness to deliver additional station parking <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 419a&b
SAD 228	Former Adult Training Centre off Histons Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site allocated by 2018 Site Allocations Document • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal • Opportunity to redevelop brownfield land • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 419a&b</p>
419a/b	Land at Keepers Lane (Safeguarded Land)	<p>Site 419a: <u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Due to site size (when considered with site 419b), the site has capacity to deliver required first school to serve the villages • Major negative impacts predicted against education in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 419a&b</p> <p>Site 419b: <u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Due to site size, has capacity to deliver required first school to serve the villages • Major negative impacts predicted against education in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 419a&b</p>
Brewood		

Site Ref.	Site Address	Reasons for Selection (provided by Council)
079	Land south of Kiddemore Green Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 617.</p>
617	Land off Four Ashes Road Part B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of the site closest to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • The Green Belt area of the site is in similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • The Green Belt area of the site is partially in an area of similar landscape sensitivity to the majority of land around the village ('high'), with the remainder being in an area of lesser sensitivity ('moderate-high') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the safeguarded part of the site only is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 079.</p>
Cheslyn Hay and Great Wryley		
119a	Land off Saredon Road Part A	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Major positive impacts predicted against education in the Sustainability Appraisal • Site is within a mineral safeguarding area for brick clay <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
136	Land at Upper Landywood Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Major positive impacts predicted against transport and accessibility in the Sustainability Appraisal • Majority of the site is in an area of high habitat distinctiveness <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
SAD 139	Pool View, Churchbridge	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document • Major positive impacts predicted against education in the Sustainability Appraisal • Area of high habitat distinctiveness <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
SAD 141	154a Walsall Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal • Opportunity to redevelop brownfield land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
523	Wolverhampton Road Part 1	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Major positive impacts predicted against education in the Sustainability Appraisal • Site is within a mineral safeguarding area for brick clay <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.
536a	Land off Holly Lane Part 3	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Northern part of site is similar Green Belt harm to the majority of land around the village (site is 'high'), but land to south is very high harm Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority advise against allocation of full site due to surrounding road network Site could provide land adjacent to neighbouring school with need for increased parking capacity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the northern part of the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
638	Loades PLC	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Site is within the development boundary Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal Site currently allocated as employment use but is currently vacant with site promoter undertaking a well-advanced marketing exercise that could indicate this issue is mitigable Site is previously developed land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 704, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
704	Land off Norton Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm to the majority of land around the village (site is 'low') Major positive impacts predicted against education in the Sustainability Appraisal Site is previously developed land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
Coven		
082 / 082a	Land between A449 Stafford Rd & School Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Part of the site adjacent to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 The Green Belt area of the site is in lower Green Belt harm than the majority of land around the village (site is 'moderate') The Green Belt area of the site is in an area of similar landscape sensitivity to the majority of land around the village ('moderate') <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the safeguarded part of the site only is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if allocated.</p>
Featherstone		
SAD 168	Land at Brinsford Lodge	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document Brownfield land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 397</p>
397	Land adjacent Brinsford Lodge, Brookhouse Lodge	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 168.</p>
Huntington		
016	Pear Tree Farm, Huntington	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 591.</p>
591	Land at Oaklands Farm Huntington	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'high')

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 016.</p>
Kniver		
272	Land east of Dunsley Drive	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 274, 576 and SAD Site 274.</p>
274	Land south of White Hill, Kinver	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 272, 576 and SAD Site 274.</p>
SAD274	Land at White Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 272, 274 and 576.</p>
576	Land West Hyde Lane	<p><u>Key positives and negatives</u></p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Lower Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 272, 274, and SAD Site 274.</p>
Pattingham		
251	Hall End Farm	<p>Safeguarded Land</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 255.</p>
255	Clive Road/Moor Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 251.</p>
Penkridge		
005	Land off Cherrybrook Drive	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584 and 010.</p>
Penn and Lower Penn		
582	Land off Langley Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Majority of site area is of lesser Green Belt harm ('moderate-high') than the majority of other land in this broad location

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
Perton		
239	Land west Wrottesley Park Rd (south) Safeguarded	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 Major negative impacts predicted against education in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
Stafford		
036c	Land South of Stafford	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'high') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
Swindon		
313	Land off Himley Lane (Site 1)	<p>Safeguarded land:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 313.</p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<p>Greenbelt land:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Area of site nearest village is of lesser Green Belt harm than the majority of land around the village ('moderate') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and allocation of part of the site could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 313.</p>
SAD 313	Land off Himley Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Site 313.</p>
Wheaton Aston		
426a	Bridge Farm 54 Long Street	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike Open Countryside site options around the village, the land is within the existing village development boundary <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 379 and Site 610.</p>
Wombourne		
284	Land off Gilbert Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm ('low-moderate') than the majority of land around the village Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Major positive impacts predicted against the education criteria in Sustainability Appraisal

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<ul style="list-style-type: none"> Located in closest area of the village to Wombourne village centre <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
285	Land off Poolhouse Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
286	Land adjacent 62 Sytch Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm ('low-moderate') than the majority of land around the village Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') Major positive impacts predicted against the education criteria in Sustainability Appraisal Part previously developed land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
SAD 379	Land east of Ivetsey Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Unlike Open Countryside site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 426a and 610.</p>
416	Land off Orton Lane (rear Strathmore Crescent)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
459	Land off Poolhouse Road (2), Wombourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 Major positive impacts predicted against the education criteria in Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
463 b/c/d	Land between Billy Buns Lane and Smallbrook Lane Land adj Billy Buns Lane and Smallbrook Lane Land off Smallbrook Lane and Gilbert Lane	<p>Site 463b:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm ('low-moderate') than the majority of land around the village Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') Major positive impacts predicted against the education criteria in Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Located in closest area of the village to Wombourne village centre <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p> <p>Site 463c:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm ('low-moderate') than the majority of land around the village Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') Major positive impacts predicted against the education criteria in Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Located in closest area of the village to Wombourne village centre <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		<p>Site 463d:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm ('low-moderate') than the majority of land around the village • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') • Major positive impacts predicted against the education criteria in Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Located in closest area of the village to Wombourne village centre <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
562/415	North of Pool House Road Part 1	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Major positive impacts predicted against the education criteria in Sustainability Appraisal <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
610	Land off Marston Road Fenton House Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Adjacent to a key local facility (primary school) <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 379 and Site 426a.</p>
Employment Allocations		
E05	Acton Plaza, Acton Trussell	Forms part of land supply, has previous permission and still appears suitable for that use.
E33	Proposed SRFI at Four Ashes	The principle of the development is already established through the DCO process and the site scores significantly better than other site options through the EDNA2 and this assessment. Major negative effects are predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District, however the principle of substantial development has already been established in this location. The site can clearly

Site Ref.	Site Address	Reasons for Selection (provided by Council)
		make a significant contribution towards any unmet needs of the wider FEMA and could do so in a more sustainable manner than alternative site options (due to the proposed rail link). Given that the principle of B8 development is established, it is considered that the exceptional circumstances the site from the Green Belt exist and therefore the site is proposed for allocation.
Proposed Gypsy, Traveller and Travelling Showpersons Sites		
GT01	New Acres Stables, Penkridge	If unauthorised pitches can be granted planning permission.
GT07	The Bungalow, Rockbank, Coven	Owner feels unable to accommodate 5 additional pitches (3 proposed).
GT08	Brinsford Bridge, Stafford Road Coven Heath	If unauthorised pitch can be granted planning permission.
GT14	Brickyard Cottage, Bursnips Road, Essington	The owner has four acres on this site to meet this need if permission can be granted and would be able to deliver pitches immediately.
GT17	The Stables, Old Landywood Lane, Upper Landywood	There is a 1 ½ acre field on the site and some of this can be used, however there is room for another three mobiles on the current area of the site. The pitches can be developed immediately.
GT18	Poolhouse Road, Wombourne	If unauthorised pitch can be granted planning permission.
GT19	1a Stafford Road, Coven Heath	There would need to be a re-arrangement of the site and removal of the stables to make space for the pitch but this can be arranged.
GT33	Fair Haven, Shaw Hall Lane, Coven Heath	If temporary pitches can be granted planning permission.
GT34	Anvil Park (south of Brickyard Cottage)	There would need to be a re-arrangement of the site and removal of the stables to make space for the pitch but this can be arranged
GT35	Site to the rear of 122 Streets Lane, Great Wyrley	If unauthorised pitches can be granted planning permission, and space for the additional pitch on the site.

F.2 Rejected Sites

F.2.1.1 **Table F.2.1** list all reasonable alternative sites that have been considered as part of the SA process but were not preferred sites. The table sets out the reasons why these sites were not taken forward, as decided by the planning authority.

Table F.2.1: *Reasons for rejecting reasonable alternative sites*

Site Ref.	Site Address	Reasons for Rejection
Bednall		
023	Land west of Church Farm	<u>Key positives and negatives</u>

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site does not appear to have footway access to facilities in wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
024	Land at Bednall Hall Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access and pedestrian connectivity • Site does not appear to have footway access to facilities in wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
026	Lower Bednall Farm – Site B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access • Site does not appear to have footway access to facilities in wider village

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Bilbrook and Codsall		
210	2 Lane Green Road, Codsall	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') • Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate') • Major positive impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
211	Land north of Manor House Park	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate') • Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate') • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
213	Bilbrook House, Carter Avenue, Bilbrook	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal Opportunity to redevelop brownfield land Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook Would result in loss of essential community use with no alternative site to relocate this use to <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
221	Land at Dam Mill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook Highways authority has raised initial concerns regarding site's access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
222	Land at Sandy Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Potentially large enough to accommodate required first school, but no confirmation from site promoter that land is available to deliver this on the site, which is also smaller than other larger land parcels with potential to accommodate this around the villages <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
236	Land adjacent to 16 Wergs Hall Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with surrounding junction capacity and connectivity issues <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
447	Land at Oaken Lodge, Oaken Lanes, Codsall	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Located in within 400m of Codsall Station, but is not as closely located to the station as other site option (Site 224)

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
503	Land North Codsall Palmers Cross	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. Major positive impacts predicted against education in the Sustainability Appraisal Site would result in the coalescence of Wolverhampton urban area and Bilbrook/Codsall <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
507	Land at Hollybush Lane East 1	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high') In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Located in within 600m of Codsall Station, but is not as closely located to the station as other site options (e.g. Site 224) Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated Highways authority has raised initial concerns regarding site's access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
510	Land West of Codsall Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major positive impacts predicted against education in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
512	Wergs Golf Club Keepers Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major positive impacts predicted against education in the Sustainability Appraisal • Highways authority raise initial concerns regarding site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
515	Land off Heath House Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high') • Major negative impacts predicted against education in the Sustainability Appraisal • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.
630a & b	Land off Moatbrook Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high') • In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major negative impacts predicted against education in the Sustainability Appraisal • Potentially large enough to accommodate required first school, but no confirmation from site promoter on this and site is smaller than other larger land parcels with potential to accommodate this around the villages <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
666	Upper Pendeford Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site does not present an opportunity for a mixed-use urban extension <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
703	Land north of Gunstone Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate' and 'moderate/high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook Highways authority has raised initial concerns regarding site's access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 519, 224, SAD Site 228 and 419a&b.</p>
Bishops Wood		
096	Land off Offoxey Road and Ivetsey Bank Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') Similar landscape sensitivity to the majority of land in this broad location (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site has a well advanced planning application for a rural exception site (19/00952/FUL) <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant a general housing allocation, although the allocation of a rural exception site may be considered given the well-advanced planning application for this form of development.</p>
097	Land south of Bishops Wood	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') Similar landscape sensitivity to the majority of land in this broad location (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Site does not appear to have footway access to facilities in wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
099	Land off Ivetsey Bank Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') Similar landscape sensitivity to the majority of land in this broad location (site is 'high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with lack of pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Bloxwich		
207	Land at Broad Lane Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm to the majority of land in this broad location (site is 'moderate') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major positive impacts predicted against education in the Sustainability Appraisal Highways Authority indicate access may be unsuitable Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
492a/b/c	Land at Yieldfields Farm (c)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Part of site is in higher landscape sensitivity to the majority of land in this broad location (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site presents an opportunity for a mixed-use urban extension with on-site local facilities May require allocation of significant additional land in neighbouring local authority (Walsall) to be delivered <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
Bobbington		
319	Land west of Six Ashes Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against employment criteria in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
320	Land rear of 19 Six Ashes Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against employment criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with site access Site does not appear to have footway access into wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
321	Land adjacent Bannockburn, Six Ashes Road	<u>Key positives and negatives</u>

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Higher landscape sensitivity than the majority of land in this broad location (site is 'high') Major negative impacts predicted against employment criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
410	Land adjacent Corbett Primary School	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against employment criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Brewood		
057	Garage and Parking Area Coneybere Gardens	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Development boundary site Unlikely to be able to deliver net residential growth at an appropriate density <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
062	Land adjacent to Woodlands, Coven Road, Port Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
067	Brewood - Coven Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
074	Site 1 Land rear of Oak Cottage Kiddlemore Green Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>

Site Ref.	Site Address	Reasons for Rejection
075/075a	Hockerhill Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
076	Site 3 Land off Dirty Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
078	Port Lane/west of Coven Road/Hyde Mill Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>

Site Ref.	Site Address	Reasons for Rejection
376	Land at Fallowfields Barn, Barn Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
611	Land off Port Lane Coven Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
616	Land rear Melwood Tinkers Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.
658	Land off Four Ashes Road Part B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with site access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 079 and 617.</p>
Cannock		Land at Oakwood
202	Land east of Wolverhampton Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • The majority of the site is on an area of higher Green Belt harm ('very high') than the majority of land in this broad location, with the remainder being of 'high' harm • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Within a brick clay mineral safeguarding area <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
203	Land West of Woodhaven	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high harm') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Within a brick clay mineral safeguarding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
474	Land at Longford House, A5 Cannock Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
529	Land at Middle Hill Part 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Initial concerns raised by Highways Authority due to remoteness from services and facilities Within a brick clay mineral safeguarding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
624	Land north of Chase Gate Public House, Wolverhampton Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Initial concerns raised regarding site access by Highways Authority <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
659	Land near Shoal Hill Tavern	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'high') • Major positive impacts predicted against education criteria in the Sustainability Appraisal • Major negative impacts predicted against landscape criteria in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
Cheslyn Hay and Great Wyrley		
116	Land South of Wolverhampton Rd - Champions Wood Quarry	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Lesser landscape sensitivity than the majority of land around the village (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site is in active use as a quarry • Site is within a mineral safeguarding area for brick clay <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site Ref.	Site Address	Reasons for Rejection
119b	Land adjoining Saredon Road Part B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate') • Lesser landscape sensitivity than the majority of land around the village (site is 'low') • Major positive impacts predicted against education in the Sustainability Appraisal • Site is within a mineral safeguarding area for brick clay • Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
120	Land adjacent Wood Green	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate') • Lesser landscape sensitivity than the majority of land around the village (site is 'low') • Highways authority raise initial concerns with access and lack of pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
131	Land at Blacklees Farm, Warstone Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Contains significant areas of tree planting that may be lost if redeveloped • Would require delivery of quarry to the north (Site 116) • Site is within a mineral safeguarding area for brick clay • Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
134	Home Farm, Walsall Road/Jacobs Hall Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Loss of active employment uses from the site Site is previously developed land <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
136a	Land off Upper Landywood Lane (North)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Area of high habitat distinctiveness Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
137	Land off Upper Landywood Lane (South)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
138	Leacroft Lane/Roman View	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high') Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal Major positive impacts predicted against education criteria in Sustainability Appraisal

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Site layout significantly constrained by Flood Zones 2/3 and Local Wildlife Site – may affect ability to deliver a site with a satisfactory layout and capacity to accommodate affordable housing <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
440	Land east of Love Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major positive impacts predicted against education criteria in Sustainability Appraisal Highways authority raise initial concerns with achieving suitable access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
489	Claypit, Quarry	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'low-moderate') Lower landscape sensitivity than the majority of land around the village (site is 'low') Major positive impacts predicted against education criteria in Sustainability Appraisal Highways authority raise initial concerns with achieving suitable access Development would result in loss of active minerals use Site is within a mineral safeguarding area for brick clay <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
491	Landywood Enterprise Park	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Site is within the development boundary Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal Highways authority raise initial concerns with achieving suitable access Loss of active employment uses from the site Site is previously developed land <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.
525	Land north of Jones Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Substantial area of high habitat distinctiveness between site and village • Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
526	Land south of Jones Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Area of high habitat distinctiveness may be affected by site access • Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
536b	Land off Holly Lane Part 1	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Northern part of site is similar Green Belt harm to the majority of land around the village (site is 'high'), but land to south is very high harm

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority advise against allocation of full site due to surrounding road network Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
696	Land East of A34	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land around the village (site is 'very high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with impact on surrounding junctions at this scale Development would coalesce Newtown and Great Wyrley <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
Coven		
084a	Land off Birchcroft	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, the safeguarded land at Site 082.</p>
085	Land at Grange Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Highways authority raise initial concerns with site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, the safeguarded land at Site 082.</p>
087	Land at Stadacona, Stafford Road, Coven	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Highways authority raise initial concerns with site access, as this could only be achieved via the A449 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, the safeguarded land at Site 082.</p>
615	Land west of School Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Highways authority raise initial concerns with site access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, the safeguarded land at Site 082.</p>
618	Land west A449	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with site access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, the safeguarded land at Site 082.</p>
Dunston		
029	Land at Dunston Estate, Dunston	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> On non-Green Belt land, unlike the majority of new settlement options in the A449/West Coast Mainline corridor Of average landscape sensitivity compared to the majority of land in the A449/West Coast Mainline corridor location (site is 'moderate') Highways authority raise initial concerns with site severance due to the lack of agreed access over the West Coast Mainline and potential difficulties of establishing the required multiple site accesses within the parcel The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
029a	School Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Highways authority raise initial concerns with access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
487	Land rear The Cottage	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Highways authority raise initial concerns with access

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
588	Dunston Dairy Farm (employment)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Highways authority raise initial concerns with access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Essington		
150	Land adjoining High Hill Rd	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm to the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
151/662	Land between M6 & Essington and adj. Bursnips Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
154	South Side of High Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. May result in loss of existing public open space (allotments) <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
471	Land at Bognop Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

Site Ref.	Site Address	Reasons for Rejection
157	Hill Street, Essington	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Development boundary site • Previously developed land • May not be deliverable due to site availability and loss of car parking <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
160	Upper Sneyd Road/Brownshore Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major negative impacts predicted against education in the Sustainability Appraisal • Site does not present an opportunity for a mixed use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
163	Land off Sneyd Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major negative impacts predicted against education in the Sustainability Appraisal • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.
164	Land at Burnsips Road/Sneyd Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major negative impacts predicted against education in the Sustainability Appraisal • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
164a	Land at Burnsips Road Part 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate access may be unsuitable • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>

Site Ref.	Site Address	Reasons for Rejection
165	Bursnips Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Major negative impacts predicted against education in the Sustainability Appraisal • Would result in loss of cemetery use • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
166	Land at Holly Bank House, Bursnips Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated • Site is partially brownfield land • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>

Site Ref.	Site Address	Reasons for Rejection
392	Land at Westcroft Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major positive impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate access may be unsuitable • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
393	Land rear 3 - 65 Upper Sneyd Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'low') • Similar landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') • Highways Authority indicate access may be unsuitable • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
486a/b	Land off Blackhalve Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate access may be unsuitable

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
520	Oakley Farm Blackhouse Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site does not present an opportunity for a mixed-use urban extension May require allocation of additional land in neighbouring local authority (Wolverhampton) to be delivered <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
679	Kitchien Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Site layout, topography and vegetation may constrain potential to accommodate growth Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.
Featherstone		
102	Land at Garrick Works, Garrick Farm, Stafford Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'very high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate initial concerns over access • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
169	Featherstone Hall Farm, New Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with highways capacity in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, SAD Site 168 and Site 397.</p>
170	Land east of Brookhouse Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate') Highways authority raise initial concerns with highways capacity in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, SAD Site 168 and Site 397.</p>
172	Land at Cannock Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land around the village (site is 'high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the education criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated Highways authority raise initial concerns with highways capacity in surrounding area Area of poor pedestrian connectivity between site and wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, SAD Site 168 and Site 397.</p>
204	Land at 46 Cannock Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways Authority indicate access may be unsuitable Site does not present an opportunity for a mixed-use urban extension

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
206	Land adjacent 116 Cannock Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate access may be unsuitable • Site does not present an opportunity for a mixed-use urban extension <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
527	Land north of New Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the education criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with highways capacity in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, SAD Site 168 and Site 397.</p>
537/537a	Land East of Bushbury	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of the site is in area of greater Green Belt harm than the majority of land in this broad location (site is 'very high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate' and 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be allocated. Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated Site presents an opportunity for a mixed-use urban extension with on-site local facilities <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 646 a&b and 486c.</p>
Huntington		
017	Land off Almond Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against education criteria in the Sustainability Appraisal Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to proximity to Cannock Chase AONB <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 016 and 591.</p>
022	Land off Dogintree Estate - off Hawthorne Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against education criteria in the Sustainability Appraisal Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to the site's proximity to Cannock Chase AONB <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 016 and 591.
592	Land at Oaklands Farm Huntington	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 016 and 591.</p>
Kniver		
273	North of White Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access and lack of footway <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 272, 274, 576 and SAD Site 274.</p>
409	Land adjacent Edge View Home, Comber Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'moderate') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the

Site Ref.	Site Address	Reasons for Rejection
		<p>Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with access road and lack of footway • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated • Site access may affect TPOs/trees in Conservation Area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 272, 274, 576 and SAD Site 274.</p>
546	Land at Church Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site access may affect TPOs/trees in Conservation Area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 272, 274, 576 and SAD Site 274.</p>
549	Land North of Dunsley Road Kinver	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Eastern part of the site is of greater Green Belt harm ('high') than the majority of land around the village, whilst western portion of site is an area of lesser Green Belt harm ('moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with footway connectivity to site <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 272, 274, 576 and SAD Site 274.
Pattingham		
249	Land adjacent Meadowside, off High Street	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
250	Land off Patshull Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
251	Hall End Farm	<p>Green Belt Land</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Majority of site is of lesser Green Belt harm than the majority of land around the village (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 (safeguarded land) and 255.</p>
252	Land off Clive Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Small part of the site nearest village is of lesser Green Belt harm ('moderate') than the majority of land around the village, remainder is of similar harm ('moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
253	Land off Westbeech Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Very small part of the site nearest village is of lesser Green Belt harm ('moderate') than the majority of land around the village, remainder is of similar harm ('moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.
257	Land off Wolverhampton Rd	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with lack of pedestrian connectivity <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
400	Land off Westbeech Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Higher landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Lack of pedestrian connections to wider village <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
401	Land adjacent Beech House Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity than the majority of land around the village (site is 'high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Highways authority raise initial concerns with suitability of site access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
421	Land between Rudge Road and Marlbrook Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity than the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with suitability of site access and pedestrian connectivity Area of high habitat distinctiveness <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 251 and 255.</p>
Penkridge		
006	Land at Boscomoor Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lies in the Green Belt (low-moderate harm) unlike other site options around the village Similar landscape sensitivity to the majority of land around the village (site is 'moderate') <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 420, 584 and 010.</p>
430a	Land off Lyne Hil Lane/A449	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lies in the Green Belt (moderate-high harm) unlike other site options around the village Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the education criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable

Site Ref.	Site Address	Reasons for Rejection
		<p>pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority has raised initial concerns regarding site's access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 420, 584 and 010.</p>
430b	Land off Lyne Hill Lane/A449	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lies in the Green Belt (moderate-high harm) unlike other site options around the village Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority has raised initial concerns regarding site's access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 420, 584 and 010.</p>
585	Land off Gailey Island	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm') Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with impact on surrounding highways network and connectivity The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
585a	Land off Gailey Island (parcel 2)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm') • Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with impact on surrounding highways network and connectivity • The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
665	Deanery Estate	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm') • Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with impact on surrounding highways network and connectivity • The site does not have a demonstrable footway access into the adjacent larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.
Penn and Lower Penn		
350c	Land East of Radford Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with impacts on junctions in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
350d	Land West of Radford Lane Lower Penn	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with impacts on junctions in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
494a	Land at Springhill Lane Parcel A	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns regarding site access and junctions in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
494b	Land at Springhill Lane Parcel B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'high') Majority of the site is in similar landscape sensitivity to the majority of land in this broad location ('moderate' sensitivity), with the remainder being 'low-moderate' sensitivity Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns regarding site access and junctions in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
559	Land East Stourbridge Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. Highways authority raise initial concerns regarding site access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.
561	Land off Foxlands Avenue Lloyd Hill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'very high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. • Highways authority raise initial concerns regarding site access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
573	Land West Stourbridge Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'very high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. • Highways authority raise initial concerns regarding site access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
579	East Holding 107 Westcroft Farm, Merryhill	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns regarding site connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
710	Land rear of Pennwood Lane, Penn	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. Highways authority raise initial concerns regarding site access and connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
Perton		
238	Land at former Perton Court Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with impact on surrounding junctions Could result in coalescence of Wolverhampton urban area and Perton <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.
241	Land off Dippons Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with site access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
243	Land at Junction of Yew Tree Lane, Perton	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site is separated from the adjacent highway by dense mature trees that are subject to tree preservation orders <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
245	Wightwick Hall School, Wightwick	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'low') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Site is largely brownfield land

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
246a	Bradshaws Estate Perton	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land around the village (site is 'very high') • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be allocated. • Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
260	Land off Bridgnorth Road, Wightwick	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Site is separated from the adjacent highway by dense tree belt which is subject to tree preservation orders <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
402	Land rear of Winceby Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Highways authority raise initial concerns that suitable site access cannot be achieved and also regarding impact on surrounding junctions

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
407	Land west of Wrottesley Park Road (north)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land around the village (site is 'high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
454	Dippons Lane rear Idonia Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm than the majority of land around the village (site is 'moderate-high') • Similar landscape sensitivity to the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
504	Land off Yew Tree Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
505	Land rear Dunster Grove	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land around the village (site is 'low' and 'low-moderate') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Highways authority raise initial concerns with site access Could result in coalescence of Wolverhampton urban area and Perton <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
506	Land off Westcroft Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
705	Perton Golf Course	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land around the village (site is 'high') Similar landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against education in the Sustainability Appraisal

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with site access and impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 239.</p>
Sedgley		
339	Meadow Brook Stables, Gospel End Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be allocated. Major positive impacts predicted against education in the Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
548	Land at Penwood Farm	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. Highways authority raise initial concerns regarding site access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.
560	Land North Sandyfields Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') • Major positive impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
566	Land West of the Straits Part 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
567	Green Hill Farm Sandyfields	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'very high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
Seisdon		
358	Land between Post Office Road and Fox Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the education criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
359	Land adjacent Home Farm, Crockington Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the education criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.
671	Land West of Fox Road Seisdon	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the education criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
702	Land off Fox Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the education criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Sharehill		
181	Land at the rear of Tanglewood, Elms Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable

Site Ref.	Site Address	Reasons for Rejection
		<p>pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns with highways capacity in surrounding area Site does not appear to have pedestrian access into wider settlement <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
183	Land off Swan Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with highways capacity in surrounding area Site does not appear to have pedestrian access into wider settlement <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
184	Land east Manor Drive	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land in this broad location (site is 'moderate') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
185	Land off Manor Drive (south)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land in this broad location (site is 'moderate') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
Stafford		
036a	Wide Land Ownership at Weeping Cross	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'high') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns regarding capacity of highway network in surrounding area <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 036c.</p>
Swindon		
312a	Land off Church Road east	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Unlikely to deliver affordable housing <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
314	Land off Wombourne Road (Site 2)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
315	Land off Himley Lane (Site 3)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Majority of the site is higher Green Belt harm ('very high') than majority of other land around the village, with some limited areas adjacent the development boundary of similar Green belt harm to the majority of other land ('high') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
412	Land off High Street/Brooklands	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Not currently available Flood zone may constrain layout/access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
437	Land at Church Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country

Site Ref.	Site Address	Reasons for Rejection
		<p>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns with pedestrian connectivity to wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
682	Reynolds Close Swindon	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land around the village (site is 'high') Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with site access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p>
Trysull		
327	Land adjacent the Vicarage, School Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against employment criteria in the Sustainability Appraisal Major negative impacts predicted against transport and accessibility criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.
328	Land to rear Manor House, Seisdon Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
329	Land rear 'The Plough' Public House, School Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
544	Land adjacent the Manor House 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against employment criteria in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the

Site Ref.	Site Address	Reasons for Rejection
		<p>Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Highways authority raise initial concerns with access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
588	Land off Crockington Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against employment criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
Wall Heath		
368	Land off Enville Road 1	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns that access may not be achievable <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>

Site Ref.	Site Address	Reasons for Rejection
370	Land off Enville Road 3	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns that access may not be achievable <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
577	Land at Hinksford Road Mile Flat Swindon	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
684	Land off Swindon Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high') • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education in the Sustainability Appraisal

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
Wheaton Aston		
090	The Paddock, Hawthorn Drive	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Unlike other land around the village, part of the site is within the Green Belt Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
091	Land at Brooklands	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Unlike other land around the village, part of the site is within the Green Belt Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.
092	Back Lane/Mill Lane, Wheaton Aston	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
094	Land at Primrose Close, Wheaton Aston	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Does not appear to have existing pedestrian access into the wider village <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
377/093	Land east of Back Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
378	Land off Broadholes Lane/Badgers End	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the

Site Ref.	Site Address	Reasons for Rejection
		<p>Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</p> <ul style="list-style-type: none"> Does not appear to have existing pedestrian access into the wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
382	Land rear Meadowcroft Gardens/Hawthorne Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. No willing landowner – suggested by third party No pedestrian access into wider village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
608	Land adjacent to Fenton House Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
614	Land off Back Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). Highways authority raise initial concerns with access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>

Site Ref.	Site Address	Reasons for Rejection
619	Land off Fenton House Lane 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 426a, Site 610 and SAD Site 379.</p>
Wollaston and Wordsley		
364	Land at New Wood, off Bridgnorth Road (Site 1)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'high') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be allocated. Highways authority raise initial concerns that access may not be achievable <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
365	Land north of Bridgnorth Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
654	Lawnswood Parcel B	<p>Site 654: <u>Key positives and negatives</u></p>

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'high') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
655	Lawnswood Parcel C	<p>Site 655:</p> <p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'very high') Higher landscape sensitivity than the majority of land in this broad location (site is 'high') Major negative impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation. Highways authority raise initial concerns regarding impact on surrounding junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
673	Land at Wollaston Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') Major positive impacts predicted against education in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 582.</p>
Wombourne		
280	Land at the Bratch, Bratch Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary • Major positive impacts predicted against education in the Sustainability Appraisal • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
283	Land off Bridgnorth Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Majority of the site is on lesser Green Belt harm ('moderate') than the majority of land around the village, whilst a small part of the site's eastern extent being 'moderate-high' harm • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
298	Land at Bratch Farm, Bratch Lane, Wombourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm ('low-moderate') than the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.
305	Land at Bridgnorth Road/Heathlands	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Within development boundary • Site shape appears unable to accommodate residential layout • Development would affect area of TPOs <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
306	Land adjacent Redcliffe Drive (Park Mount)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm ('moderate-high') to the majority of land around the village • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') • Major positive impacts predicted against the education criteria in Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
309	Bridgnorth Road, Wombourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm ('moderate-high') to the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions • Major negative impacts predicted against the education criteria in Sustainability Appraisal • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
310a	Smestow Bridge Works, Bridgnorth Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm ('low-moderate') than the majority of land around the village • Most of the site is of similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns with achieving suitable access • Site is previously developed land • Would result in loss of existing occupied employment use, although this is a lower quality use and may be relocated <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
310b	Smestow Bridge Works Part 2	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm ('low-moderate') than the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Highways authority raise initial concerns with achieving suitable access • Site is previously developed land • Would result in loss of existing occupied employment use <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
335a	The Limes, Plantation Lane A	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary, unlike other site options around the village • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Highways authority raise initial concerns with access <p><u>Conclusion</u></p>

Site Ref.	Site Address	Reasons for Rejection
		Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.
335b	The Limes, Plantation Lane B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Highways authority raise initial concerns with access <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
416a	Land off Orton Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm ('moderate-high') to the majority of land around the village • Higher landscape sensitivity than the majority of land around the village (site is 'moderate') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
417	Land adjacent Hartford House, Pool House Road	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm ('very low') than the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Highways authority raise initial concerns with achieving suitable access • Site is previously developed land <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
438	Land off Bratch Lane	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm ('low-moderate') than the majority of land around the village • Higher landscape sensitivity than the majority of land around the village (site is 'moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major positive impacts predicted against the education criteria in Sustainability Appraisal Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
458	Land off Poolhouse Road, Wombourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Lower Green Belt harm ('moderate') than the majority of land around the village Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Concerns from highways authority regarding pedestrian connectivity and isolation from village <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
460	Land at Bridgnorth Road (Tata), Wombourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Site is within the development boundary Site is previously developed land Significant areas of the site are within Flood Zone 2/3 and a Site of Biological Importance Site is in an existing occupied employment use which would be lost if developed <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
463a	Land off Billy Buns Lane (N)	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm ('very high') than the majority of land around the village Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be allocated. Major positive impacts predicted against the education criteria in Sustainability Appraisal Located in closest area of the village to Wombourne village centre

Site Ref.	Site Address	Reasons for Rejection
		<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
477	Land off Woodford Rd, Wbourne	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm ('moderate') than the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Major positive impacts predicted against the education criteria in Sustainability Appraisal • Highways authority raise initial concerns with achieving suitable access <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
479a	Land off Bridgenorth Road West and East	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate') • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate') • Major negative impacts predicted against education criteria in the Sustainability Appraisal • Highways authority raise initial concerns with junction capacity and connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
554	Land off Trysull Rd - Bratch Common	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm ('moderate') than the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') • Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
626	Land off Bridgenorth Road Site A	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm ('moderate-high') to the majority of land around the village • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
627	Land off Bridgenorth Road Site B	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm ('moderate-high') to the majority of land around the village Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
628	Land off Bridgenorth Road Site C	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm ('moderate-high') to the majority of land around the village Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
629	Land off Bridgenorth Road Site D	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm ('moderate-high') to the majority of land around the village Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
701	Land at Longdon	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm ('moderate-high') to the majority of land around the village Higher landscape sensitivity to the majority of land around the village (site is 'moderate-high') Major positive impacts predicted against the education criteria in Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
707	Land at Himley	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high') Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate') Major negative impacts predicted against education criteria in the Sustainability Appraisal Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.

Site Ref.	Site Address	Reasons for Rejection
		<ul style="list-style-type: none"> Highways authority raise initial concerns with junction capacity and connectivity <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
708	Land west of Strathmore Crescent	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> Similar Green Belt harm ('moderate-high') to the majority of land around the village Higher landscape sensitivity to the majority of land around the village (site is 'moderate') Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 285, 459, 562/415, 416, 463b, 463c, 463d, 284 and 286.</p>
Employment Sites		
E04a /E04b	Land to the rear of Dunston Business Village	The site performs relatively well and has a clear advantage of being a logical extension to an existing non-strategic employment site and is not in the Green Belt. However given that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E15a	Hobnock Road, Essington	The site performs relatively well compared to most other site options, and has a clear advantage of being of low landscape sensitivity (in part due to previous quarrying use) with part of the site acceptable in principle for B2 use due to Certificate of Lawfulness consent. However, major negative effects are predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. The site's location in a brick clay mineral safeguarding area is a significant constraint, given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E30	Land south of Junction 13 (M6)	The site performs relatively well and has a clear advantage for distribution/logistics of being close to the M6 (J13) and is not in the Green Belt. However the County highways team have expressed some initial concerns relating to site access. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E31	Land to the east of Paradise Lane, Slade Heath	The site performs relatively well and has the advantage of being very well contained and close to other commercial activity. However, major negative effects are predicted in the Sustainability Appraisal, due

Site Ref.	Site Address	Reasons for Rejection
		to the site being in one of the more harmful Green Belt areas within the District. Given that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E32	Land east of Four Ashes	The site performs relatively well and has the advantage of potentially forming an extension to an existing strategic employment site. However, there are some initial concerns about the site's deliverability, particularly relating to rights of access through the adjacent VEOLIA facility. The site is also predicted to cause major negative effects in the Sustainability Appraisal, due to being in one of the more harmful Green Belt areas within the District. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E37a&b	Land between ROF and A449	The site performs relatively well and has the advantage of potentially forming an extension to ROF Strategic Employment Site. However, the site is being promoted for residential led mixed use development and is proposed for a housing allocation through the Local Plan. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E38	Land south of Moseley Road	The site performs relatively well and has the advantage of being located close to Hilton Cross Strategic Employment Site. However, major negative effects are predicted in the Sustainability Appraisal due to the site being in one of the more harmful Green Belt areas within the District and some initial concerns have been expressed by Staffordshire County Council highways team regarding its potential impact on the A460. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E39	Land to the west of Hilton Cross	Land does not currently appear to be available for employment.
E41	Land north of Bognop Road	The site performs relatively well and has the advantage of being a former quarry so from a landscape sensitivity perspective development the impact of developing the site would be limited. However, major negative effects are predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District, and there are concerns about the remediation costs of developing the former quarry, as well as initial highway concerns. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E42	Former Severn Trent Works, Wedges Mills	The site was considered unsuitable in the EDNA2 and has a considerable number of significant constraints including concerns around flooding, highly distinctive habitat areas within the site, viability, access, and the fact it is in a brick clay mineral safeguarding area. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E43	Land at Junction 11 of Hilton Park	The site performs relatively well and has a clear advantage for distribution/logistics of being close to the M6 (J11). However, major negative effects are also predicted in the Sustainability Appraisal, due to

Site Ref.	Site Address	Reasons for Rejection
		the site being in one of the more harmful Green Belt areas within the District. The County highways team have also expressed some initial concerns about the impact of loading traffic back onto the A460, something the M54/M6 link road is designed to alleviate. Given this, uncertainty about the prospect of accessing the eastern half of the site, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E45	Land to the north of i54, M54	The site performs relatively well and has a clear advantage of being very close to the existing i54 site. However, major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E46	Aspley Farm - Land south of Four Ashes	The site performs poorly and was deemed unsuitable as part of the EDNA2 assessment due to being unattractive to the market due to significant access constraints. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E47	Land at Middlehill Farm Site A	The site performs relatively poorly and was deemed 'other' quality in the EDNA2 and has initial concerns from County highways on the cumulative effect of the development on the highway network. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E48	Land at Middlehill Farm Site B	The site performs relatively poorly and was deemed 'other' quality in the EDNA2, has initial concerns from County highways on its cumulative effect on the highway network, and is in an area of brick clay safeguarding. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E49	Land at Middlehill Farm Site C	The site performs relatively poorly with a number of key constraints including its location within a brick clay safeguarding area and initial concerns from County highways on its cumulative effect on the highway network. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E50	Land at M6 Toll, Cheslyn Hay	The site performs relatively poorly with a number of key constraints including its location within a brick clay safeguarding area and initial significant concerns from County highways relating to the lack of a suitable access. Given these points, and that current evidence suggests local needs are being met and WMLs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.

Site Ref.	Site Address	Reasons for Rejection
E51a	Extension to Bericote four ashes B	The site performs relatively well and has a clear advantage of being a logical extension to an existing employment site, however it is entirely wooded and is an area of high habitat distinctiveness. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Despite this, its Green Belt function could potentially be weakened in the future by the presence of surrounding employment land as WMI is developed. However, given that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E51b	Extension to Bericote Four Ashes B	The site performs relatively well and has a clear advantage of being a logical extension to an existing employment site. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Despite this, its Green Belt function could potentially be weakened in the future by the presence of surrounding employment land as WMI is developed. However, given that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E52	Land at Laney Green	The site performs relatively poorly and was deemed 'other' quality in the EDNA2, is sloped in topography, has initial concerns from County highways on the cumulative effect of the development on the highway network, and includes an area of mineral safeguarding for brick clay. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E53	Upper Pendeford Farm	The site performs relatively well however the sites topography and highway concerns are considered key constraints. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E54	East of Wolverhampton Road	The site performs relatively poorly and was deemed 'other' quality in the EDNA2, is sloped in topography, has initial concerns from County highways on the cumulative effect of the development on the highway network, and includes an area of mineral safeguarding for brick clay. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E55	Severn Trent Water	The site was identified as unsuitable in the EDNA2 and performs poorly due to the considerable number of significant constraints including concerns around viability and site access. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.

Site Ref.	Site Address	Reasons for Rejection
E56	Land at Wall Heath	The site performs relatively poorly with a number of key constraints including its potential impact on mature tree belt along the railway walk that cuts through the site, and its cumulative effect on the highway network. Major negative effects are also predicted in the Sustainability Appraisal, due to the site being in one of the more harmful Green Belt areas within the District. Given these points, and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
E57	Land at Mount Pleasant	The site performs relatively well and has a clear advantage of being close to Junction 13 of the M6 as well as an existing employment area, and the site is not in the Green Belt. However there are initial highways concerns relating to the potential site access. Given these points, and that current evidence suggests local needs are being met and WMIs (site E33) role in meeting cross boundary needs, the site is not currently proposed for allocation.
Gypsy, Traveller and Travelling Showpersons Sites		
GT02	High House Poplar Lane, Hatherton	County Highways concerns over extending site
GT03	New Stables, Poplar Lane, Hatherton	Detracts from the character and appearance of the landscape setting further heightened by its close proximity to Cannock Chase AONB and the linking footways and bridlepaths
GT04	Pool House Barn, Slade Heath	Flood Zones 2 and 3
GT05	Granary Cottage, Slade Heath	No current need.
GT06	The Spinney, Slade Heath	No current need.
GT09	Oak Tree Caravan Park	Additional pitches likely to dominate nearest settlement (Brinsford)
GT10	St James Caravan Park, Featherstone	Additional pitches likely to dominate nearest settlement (Brinsford)
GT11	Fishponds Caravan Park, Featherstone	Additional pitches likely to dominate nearest settlement (Brinsford)
GT12	Malthouse Lane, Calf Heath	Unable to access essential services (water, electricity) and in Flood Zone 2 & 3
GT13	Hospital Lane, Cheslyn Hay	Encroachment into the Green Belt through a site extension and loss of mineral safeguarding area for brick clay
GT15	Walsall Road, Newtown	No current need.
GT16	Clee Park, Newtown	Site is already at full capacity.
GT20	Land at Ball Lane	No current need.
GT23	Glenside, Dark Lane, Slade Heath	No current need.
GT24	59a Long Lane, Newtown, WS6 6AT	Issues with encroachment into Green Belt along Long Lane, site extension would cause encroachment, risk of dominating Newtown settlement with other G+T sites.
GT27	Land off New Road adj Fishponds	Scoped out of Pitch Deliverability Study due to uncertain availability of land.

Site Ref.	Site Address	Reasons for Rejection
GT30	Rose Meadow, Prestwood	Flood Zones 2 and 3 and significant highway concerns
GT32	Kingswood Colliery, Watling Street, Great Wyrley, WS11 3JY	Yet to complete interviews to establish need and options to meet this.
GT36	Squirrels Rest, Poplar Lane, Hatherton	Unauthorised so harm to Green Belt and detract from the character and appearance of the landscape setting further heightened by its close proximity to Cannock Chase AONB and the linking footways and bridlepaths.
TSP01	Dobsons Yard (Intensification of existing site)	Future need can be met for 3 plots



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