## Penkridge Housing Site Proformas

Site reference	005	Address	Land off Cherrybrook Drive
Site size (ha)	4.17 (gross)	Proposed use	Residential
Site selection criteria	Assessment	I	1
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Whilst the site is relatively small in scale, it could provide additional housing development which could provide a proportion of commuted sums towards the improvement of facilities at Penkridge Leisure Centre. The centre of the site is roughly 520m to the nearest regular bus stop, 1.7km to the nearest rail station, 1km to the nearest village/neighbourhood centre and 800m to the nearest education facility.		
Sequential test	This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.		
Green Belt harm	n/a		
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<b>o i</b> <i>i</i>		
	LLFA comments Mitigable concerns - FRA recomn watercourse	nended at planning stage to	o investigate possible
	County Highways assessment Ok in principle subject to approp	riate detailed access being	demonstrated off

	Kentmere Close/Prescott Drive
Site opportunities	<ul> <li>The site is not an irregular shape and could accommodate a permeable grid layout</li> <li>The M6 to the east and the canal to the west provide defensible boundaries to contain the development</li> <li>Whilst the development is adjacent to the canal, which provides a green corridor function, it is on the opposite side from the towpath, so may not be able to provide pedestrian access to this use</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 006, 420, 584 and 010.</li> </ul> </li></ul>

Site reference	006	Address	land off Boscomoor Lane
Site size (ha)	3.83 (gross)	Proposed use	Residential led mixed use
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	structure led egy and rtunities foridentified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site would result in the release of Green Belt land to the south of the village		
infrastructure delivery			
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. However, the proposed approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation can be provided without releasing further Green Belt land, such as Site 006.		
Green Belt harm	Low - Moderate		
Landscape sensitivity	Moderate		
Impact on historic	HESA scores the site a green for both direct and indirect potential harm to the		
environment	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints			
	<u>LLFA comments</u> Low risk		
	<u>County Highways assessment</u>	ng visihility to the south M	/ould require
	Ok in principle subject to obtaining visibility to the south. Would require		

	extending existing footway
Site opportunities	<ul> <li>The site could provide a continuation of the existing residential frontages along Boscomoor Lane</li> <li>The site is directly adjacent to a green corridor along the adjacent canal and could provide linkages into the adjacent towpath</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lies in the Green Belt (low-moderate harm) unlike other site options around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options. Whilst the Council's initial preference was to limit allocations in Penkridge to non-Green Belt land, the site is considered to perform as well as, if not better than, many other proposed Green Belt allocations elsewhere in the District. It could therefore support the Council's preferred spatial strategy if delivered alongside Sites 420, 584 and 005.</li> </ul></li></ul>

Site reference	010	Address	land at Lower Drayton Farm	
Site size (ha)	45.2 (gross)	Proposed use	Residential led mixed use	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape and education criteria, due to new residents' distance from both primary and secondary education and the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
	South Staffordshire Local Plan Re	eview.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>use large scale extension to the village, with on-site retail and education facilities and strategic green infrastructure. This would achieve a development consistent with the Council's Preferred Spatial Strategy and the recommendations of the</li> </ul>		and education facilities velopment consistent	
			ty for the provision of	
			bourhood centre and	
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is within the Open Countryside and is not within the Green Belt.			
Green Belt harm	n/a			
Landscape sensitivity	Moderate – high			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Part of the site's eastern edge is in Flood Zone 2 and 3</li> <li>Around 45.2ha could be allocated on the site outside of the flood zones</li> <li>The site does not currently have footpath access to the village to the south, and would need to be brought forward with site 584 in order to</li> </ul>			

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	<ul> <li>ensure a satisfactory layout</li> <li>The development would result in loss of agricultural fields either side of the A449</li> <li>The site is within a mineral safeguarding area</li> </ul>
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.
	County Highways assessment Ok in principle subject to significant highways improvements, including; - separate junction off A449 - public transport provision - improved connectivity to the village's facilities through the adjacent sites to the south and along the A449 (due to being over recommended walking distances to high school)
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting</li> <li>The site is adjacent to an existing public right of way which could be incorporated/improved within any wider scheme design</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> <li>The River Penk to the east and the railway line to the west provide defensible boundaries to contain the development</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Unlike other site options around the village, the site is not within the Green Belt</li> <li>In a higher sensitivity landscape compared to the majority of land around the village (site is 'moderate-high')</li> <li>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</li> <li>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.</li> </ul>
	considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584, 006 and 005.

Site reference	420	Address	land North of Penkridge off A449 (East)
Site size (ha)	1.18 (gross)	Proposed use	Residential led mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the transport &amp; accessibility and education criteria, due to the site's proximity to local facilities and new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a proportion of the available Open Countryside land to the north of the village, and could integrate with a wider allocation with sites 584 and 010, providing access to the wider village from the larger mixed use site. Whilst the site is relatively small in scale, it could provide additional housing development which could provide a proportion of commuted sums towards the improvement of facilities at Penkridge Leisure Centre. The centre of the site is roughly 250m to the nearest regular bus stop, 1.0km to the nearest rail station, 470m to the nearest village/neighbourhood centre and 950m to the nearest education facility.		
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is within the Open Countryside and is not within the Green Belt.		
Green Belt harm	n/a		
Landscape sensitivity	The site is identified as moderate landscape sensitivity.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>There is a small part of the site's south-eastern edge that is in Flood Zone 2 and 3</li> <li>Up to around 1.18ha could be allocated on the site outside of the flood zones</li> <li>The site has good access to pedestrian footways into the wider settlement</li> <li>The development would result in loss of agricultural fields to the south-</li> </ul>		

	east of the A449 - The site is within a mineral safeguarding area <u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.
Site opportunities	<ul> <li>The site is not an irregular shape and could accommodate a permeable layout which could continue existing residential frontages along the A449</li> <li>The River Penk to the east and the A449 to the west provide defensible boundaries to contain the development</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Unlike other site options around the village, the site is not within the Green Belt</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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, 006 and 005.</li> </ul> </li></ul>

Site reference	430a	Address	Land off Lyne Hill Lane/A449
Site size (ha)	1.11 (gross)	Proposed use	Residential led mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site would result in the release of Green Belt land to the south of the village, which is contrary to the 2019 consultation's strategic approach of focusing growth on Open Countryside land to the north of the village. Whilst the site is relatively small in scale, it could provide additional housing development which could provide a proportion of commuted sums towards the improvement of facilities at Penkridge Leisure Centre.The centre of the site is roughly 550m to the nearest regular bus stop, 1.27km to the nearest rail station, 330m to the nearest village/neighbourhood centre and 1.4km to the nearest education facility.		
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. However, the proposed approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation can be provided without releasing further Green Belt land, such as Site 430a.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider settlement</li> <li>The development would result in loss of agricultural fields</li> <li>A mature tree belt separates the site from the adjacent highway and may be affected by any site access</li> </ul>		

Cito encortunities	Low risk <u>County Highways assessment</u> Initial concerns access is not achievable, likely need to widen A449 to incorporate ghost right turn to make acceptable. The site is directly adjacent to a green corrider to the parth and could
Site opportunities	<ul> <li>The site is directly adjacent to a green corridor to the north and could potentially provide linkages into this.</li> </ul>
Summary	Key positives and negatives
conclusions	Lies in the Green Belt (moderate-high harm) unlike other site options     around the village
	<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> </ul>
	<ul> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> </ul>
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>
	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.
	<ul> <li>Highways authority has raised initial concerns regarding site's access</li> </ul>
	<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, 006, 420, 584 and 010.

Site reference	430b	Address	Land off Lyne Hill Lane/A449
Site size (ha)	1.72 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would result in the release of Green Belt land to the south of the village, which is contrary to the 2019 consultation's strategic approach of focusing growth on Open Countryside land to the north of the village. Whilst the site is relatively small in scale, it could provide additional housing development which could provide a proportion of commuted sums towards the improvement of facilities at Penkridge Leisure Centre.</li> <li>The centre of the site is roughly 640m to the nearest regular bus stop, 1.35km to the nearest rail station, 410m to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. However, the proposed approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation can be provided without releasing further Green Belt land, such as Site 430b.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider settlement via the footway along the A449</li> <li>The development would result in loss of agricultural fields</li> <li>A mature tree belt separates the site from the adjacent highway and may be affected by any site access</li> </ul>		

	Low risk <u>County Highways assessment</u> Initial concerns access is not achievable, likely need to widen A449 to incorporate ghost right turn to make acceptable.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lies in the Green Belt (moderate-high harm) unlike other site options around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority has raised initial concerns regarding site's access</li> </ul> </li> <li>Conclusion         <ul> <li>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, 006, 420, 584 and 010.</li> </ul> </li> </ul>	

Site reference	584	Address	land north of Penkridge off the A449	
Site size (ha)	27.25 (gross)	Proposed use	Residential led mixed use	
Site selection criteria	Assessment	Assessment		
SA findings	Major negative effects are predi residents' distance from both pr landscape sensitivity.	imary and secondary educa	ation and the site's	
	The full assessment of all minor and major positive and negative sustainabili effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	If delivered alongside Site 010 and Site 420, this site could provide a single mix use large scale extension to the village, with on-site retail and education facilit and strategic green infrastructure. This would achieve a development consiste with the Council's Preferred Spatial Strategy and the recommendations of the GBHMA Strategic Growth Study.		nd education facilities velopment consistent	
	The site could deliver the majority of the available Open Countryside land to the north of the village, and incorporates land currently granted outline planning permission for up to 200 dwellings. The scale of additional housing development that could be achieved through allocating all of Site 584 could provide a significant opportunity for the provision of commuted sums towards the improvement of facilities at Penkridge Leisure Centre.			
	The centre of the site is roughly 430m to the nearest regular bus stop, 1.2km to the nearest rail station, 640 to the nearest village/neighbourhood centre and 1.1km to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is within the Open Countryside and is not within the Green Belt.			
Green Belt harm	n/a			
Landscape sensitivity	The southern part of the site (including the area of the outline planning permission) is identified as moderate landscape sensitivity. The north-western parcel of the site encroaches into an area of moderate-high landscape sensitivity.			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site	- A small part of the site's	eastern edge that is in Floo	od Zone 2 and 3	

constraints	<ul> <li>Up around 27.25ha could be allocated on the site outside of the flood zones</li> <li>The site has public footpath access to the wider village, which will be improved through the implementation of the existing outline planning permission</li> <li>The development would result in loss of agricultural fields either side of the A449</li> <li>The site is within a mineral safeguarding area</li> <li><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse</li> <li><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</li> </ul>
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting</li> <li>The site contains an existing public right of way which could be incorporated/improved within any wider scheme design</li> <li>The site is not an irregular shape and could accommodate a permeable layout which could continue existing residential frontages along the A449</li> <li>The River Penk to the east and the railway line to the west provide defensible boundaries to contain the development</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Unlike other site options around the village, the site is not within the Green Belt</li> <li>Includes land in a higher sensitivity landscape compared to the majority of land around the village (site is 'moderate-high')</li> <li>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</li> <li>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.</li> </ul>

Site reference	711	Address	Hatherton House, Pinfold Lane	
Site size (ha)	1.09 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. Major positive effects are predicted against the transport & accessibility criteria, due to the site's close proximity to a bus stop, railway station and convenience store. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
	South Staffordshire Local Plan Re			
Conformity with infrastructure led strategy and opportunities for	identified for Penkridge in the Sp	The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would result in the release of Green Belt land to the west of the village, which is contrary to the 2019 consultation's strategic approach of focusing growth on Open Countryside land to the north of the village. Whilst the site is relatively small in scale, it could provide additional housing development which could provide a proportion of commuted sums towards the improvement of facilities at Penkridge Leisure Centre.			
	The site does not appear to have area by a public and well-lit foot		ties in the surrounding	
Sequential test	There are insufficient opportunities within the development boundary of Penkridge to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. However, the proposed approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation can be provided without releasing further Green Belt land, such as Site 430b.			
Green Belt harm	High			
Landscape sensitivity	Moderate-high			
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.			
Known site constraints	<ul> <li>The site does not appear to have a well-lit and safe public right of wa facilities in the village to the east</li> <li>The development would result in the loss of a hotel (C1) use.</li> <li>Flood zones 2 and 3 cover the area of the site adjacent to the highway</li> <li>TPOs are present within the site</li> </ul>		(C1) use.	
	LLFA comments -			

Site opportunities	County Highways assessment Initial concerns with pedestrian and vehicle connectivity - signals under the bridge and lack of footway. The site is previously developed land
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lies in the Green Belt (high harm) unlike other site options around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Major positive impacts predicted against the transport and accessibility criteria</li> <li>Highways authority has raised initial concerns regarding site's connectivity and impact on junctions in surrounding area</li> </ul> </li> <li><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, 006, 420, 584 and 010.     </li> </ul>

## Codsall/Bilbrook housing site proformas

Site reference	SAD Site 228	Address	Former Adult Training Centre off Histons Hill	
Site size (ha)	0.8 (gross)	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the transport &amp; accessibility and education criteria, due to the site's close proximity to a bus stop, railway station and convenience store and new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP. The centre of the site is roughly 330m to the nearest regular bus stop, 800m to the nearest rail station, 500m to the nearest village/neighbourhood centre and			
Sequential test	560m to the nearest education facility.The site is within the development boundary. There are insufficient non-GreenBelt opportunities to deliver the infrastructure-led strategy identified for Bilbrookand Codsall. Additional growth is required above the existing levels ofsafeguarded land and allocations in the settlement.			
Green Belt harm	n/a			
Landscape sensitivity	n/a			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			

Known site constraints	<ul> <li>The site is previously developed land containing a former adult training centre</li> <li>TPOs are present at the rear of the site</li> <li>The site has good access to pedestrian footways into the wider settlement</li> </ul>
	<u>County Highways assessment</u> Ok in principle, existing access may need reconstructing.
Site opportunities	<ul> <li>The site offers an opportunity to redevelop vacant brownfield land within the development boundary</li> <li>The site would make a contribution to the District's small sites requirement</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site allocated by 2018 Site Allocations Document</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> <li>Opportunity to redevelop brownfield land</li> <li>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</li> <li>Conclusion</li> <li>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 213, 519, 224 and 419a&amp;b</li> </ul>

Site reference	210	Address	Land off Lane Green Avenue/Road
Site size (ha)	0.94ha (gross)	Proposed use	Residential/mixed- use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive impacts are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which identified in the IDP.		rastructure Delivery the site is not required to serve tation, meaning it is
	The centre of the site is roughly 190m to the nearest regular bus stop, 1 the nearest rail station, 1.1km to the nearest village/neighbourhood cen 430m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Its development would appear to remove an area of agricultural land occupied by some temporary structures and would also appear to require demolition of an existing dwelling</li> <li>The site is within a mineral safeguarding area.</li> </ul>		
	<u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> Ok in principle subject to access I	ocation off Lane Green Roa	ad.

Site opportunities	<ul> <li>The site would be well contained by natural boundaries (i.e. tree planting and watercourse to south-east).</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>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</li> </ul>
	<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 213, 519, 224, SAD Site 228 and 419a&b.

Site reference	211	Address	Land north of Manor House Park	
Site size (ha)	1.86 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP. The centre of the site is roughly 470m to the nearest regular bus stop, 1.1km to the nearest rail station, 390m to the nearest village/neighbourhood centre and 370m to the nearest education facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate			
Landscape	Moderate	Moderate		
sensitivity				
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site       -       A large portion of the site is within Flood Zones 2 and 3, with an shaped portion of land measuring approximately 3.1ha of land outside the flood zone         -       The site could provide access to pedestrian footways into the westellement.         -       Its development would see the loss of grassland interspersed we established tree and shrub planting         -       The site is within a mineral safeguarding area		1ha of land lying ys into the wider		
	<u>LLFA comments</u> Mitigable concerns - FRA recomm watercourse <u>County Highways assessment</u> Ok in principle subject to access			
Site opportunities	<ul> <li>carriageway.</li> <li>The site is adjacent to existing playing fields to the south-east is bisected by a public right of way linking open space and the wider countryside.</li> </ul>			

Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around</li> </ul>	
	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	
	Conclusion	
	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 213, 519, 224, SAD Site 228 and 419a&b.	

Site reference	213	Address	Bilbrook House, Carter Avenue
Site size (ha)	0.5ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predic education criteria, due to the site and convenience store and new education.	e's close proximity to a bus	stop, railway station
	The full assessment of all minor and major positive and negative sustai effects arising from the site is available in the Sustainability Appraisal of South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity Bilbrook and Codsall in the Spatis Plan (2019) consultation.	-	
infrastructure delivery	Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP. The site would lead to the loss of a local community facility, without a clear replacement location having been identified to date, which is not in conformity with an infrastructure-led approach to development.		
	The centre of the site is roughly 140m to the nearest regular bus stop, 3 the nearest rail station, 290m to the nearest village/neighbourhood cen 390m to the nearest education facility.		
Sequential test	The site lies within the development boundary, on previously developed land and is no longer required for its previous use.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints       -       The site could provide access to pedestrian footways settlement         -       Its development would see the loss of an existing car no alternative site to relocate this onto			
	<u>LLFA comments</u> Low risk		
	County Highways assessment Ok in principle subject to approp demonstrated.		
Site opportunities		e existing residential fronta g a consistent building line	

	streetscene	
Summary	Key positives and negatives	
conclusions	<ul> <li>Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> <li>Opportunity to redevelop brownfield land</li> <li>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</li> </ul>	
	Conclusion	
	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, 213, SAD Site 228 and 419a&b	

Site reference	221	Address	Land at Dam Mill
Site size (ha)	2.28ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.		Major negative
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.		
	The centre of the site is roughly 110m to the nearest regular bus stop, 1.1km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre an 300m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm Landscape sensitivity	Moderate – High Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>to the east of the parcel</li> <li>Approximately 2.28ha of</li> <li>The site could provide ac settlement</li> <li>Its development would a</li> </ul>		he wider road network zone ys into the wider of agricultural land
	LLFA comments Mitigable concerns - FRA recomn	nended at planning stage t	o investigate possible

	watercourse.	
	<u>County Highways assessment</u> Visibility splay an issue as well as access being close to bend - access off Birches Road to be considered further.	
Site opportunities	<ul> <li>The site would be well contained by natural boundaries (i.e. tree planting and watercourse to south-east).</li> </ul>	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>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</li> <li>Highways authority has raised initial concerns regarding site's access</li> </ul>	
	development options in Bilbrook/Codsall, the site is not considered to perform so	

Site reference	222	Address	land north of Sandy Lane
Site size (ha)	9.99ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	formity withThe site provides an opportunity to deliver some of the growth identifiedastructure ledBilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Dtegy andPlan (2019) consultation.		frastructure Delivery
infrastructure delivery Due to its larger size, the site may be physically capable of accommod first school required to serve Bilbrook and Codsall, although this has r demonstrated by the site promoter. However, to date there is no indi the site is available for this purpose. The site is remote from Codsall to meaning it is unlikely to be capable of delivering extra car parking to s station, which is identified in the IDP.		h this has not been re is no indication that m Codsall train station, parking to serve the	
	The centre of the site is roughly the nearest rail station, 830m to 590m to the nearest education f	the nearest village/neight	-
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		evidence, although HESA scores the site nment, indicating no
Known site constraints	<ul> <li>Approximately 9.99ha or</li> <li>The site could provide a settlement</li> <li>Its development would a</li> </ul>		open space land ys into the wider of agricultural land
	LLFA comments Low risk		

	<u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.	
Site opportunities	-	
Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>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.</li> <li>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</li> <li>Conclusion</li> <li>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 213, 519, 224, SAD Site 228 and 419a&amp;b.</li> </ul>	

Site reference	224	Address	Land adjacent 44 Station Rd
Site size (ha)	4.04ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is approximately 180m from Codsall train station, meaning it is likely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.</li> <li>The centre of the site is roughly 570m to the nearest regular bus stop, 180m to the nearest rail station, 410m to the nearest village/neighbourhood centre and</li> </ul>		
Sequential test	780m to the nearest education facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	settlement - Its development wou occupied by some ter - Tree preservation orc affected by site acces	lers bound the front of t	area of agricultural land he site, which may be
	<u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse		
	County Highways assessment Ok in principle with access off		ut which may need

	reconstructing.	
Site opportunities	<ul> <li>The site would be well contained by natural boundaries, with well- established tree planting surrounding the site</li> </ul>	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>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.</li> <li>Located in very close proximity to Codsall station, with landowner indicating willingness to deliver additional station parking</li> <li>Conclusion</li> <li>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, 213, SAD Site 228 and 419a&amp;b</li> </ul>	

Site reference	419a	Address	land at Keepers Lane and Nine Acres Farm, Codsall
Site size (ha)	2.4ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.</li> <li>The centre of the site is roughly 680m to the nearest regular bus stop, 670m to the nearest rail station, 620m to the nearest village/neighbourhood centre and</li> </ul>		
	730m to the nearest education	ition facility.	
Sequential test	This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.		
Green Belt harm	n/a		
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints-The site could provide access to pedestrian footways into the settlement -The site is agricultural land bisected by a landscape buffer.			
	LLFA comments Low risk <u>County Highways assessme</u> Update in August 2016 - all received to the SAD preferr Ok in principle subject to de extending and existing spec	sites reviewed together w ed options consultation. C etialed assessment. Would	hanged assessment score. need existing footway
Site opportunities	<ul> <li>The site, if delivered with the adjacent safeguarded land to the west (site 419b), would provide connectivity between Wergs Hall Road and Keepers Lane</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Due to site size (when considered with site 419b), the site has capacity to deliver required first school to serve the villages</li> </ul>
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Conclusion</li> </ul>
	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 213

Site reference	419b	Address	land off Wergs Hall Road, Codsall	
Site size (ha)	12.51(gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its larger size, the site may be physically capable of accommodating the first school required to serve Bilbrook and Codsall, although this has not been demonstrated by the site promoter. However, to date there is no indication that the site is available for this purpose. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP. The centre of the site is roughly 1km to the nearest regular bus stop, 1km to the nearest rail station, 1km to the nearest village/neighbourhood centre and 1.1km			
Sequential test	This site is on non-Green	to the nearest education facility.This site is on non-Green Belt land, having been safeguarded for developmentthrough the Site Allocations Document 2018.		
Green Belt harm	n/a			
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>The site is agricultural land</li> <li>Some limited TPOs sit within the western end of the site</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> Update in August 2016 - all sites reviewed together with representations received to the SAD preferred options consultation. Changed assessment score. Ok in principle subject to detialed assessment. Would need existing footway</li> </ul>			
Site opportunities	extending and existing s - The site, if delive 419a), would pro Lane	peed limit would need to be e ered with the adjacent safegu ovide connectivity between W and regular shape would offer	extended. Jarded land to the east (site Vergs Hall Road and Keepers	

Summary	Key positives and negatives
conclusions	In non-Green Belt safeguarded land allocated as safeguarded land in Site
	Allocations Document 2018
	<ul> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> </ul>
	Major negative impacts predicted against education in the Sustainability
	Appraisal
	<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 213

Site reference	447	Address	land at Oaken Lodge, Oaken Lanes	
Site size (ha)	1.04ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is approximately 380m from Codsall train station, meaning it may be capable of delivering extra car parking to serve the station, which is identified in the IDP, although it is not clear whether the site's small size could accommodate this.</li> <li>The centre of the site is roughly 770m to the nearest regular bus stop, 380m to the nearest rail station, 610m to the nearest village/neighbourhood centre and</li> </ul>			
Sequential test	1km to the nearest education facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate – High	Moderate – High		
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wide settlement</li> <li>Its development would appear to remove an area of largely greenf land with a dwelling in its centre</li> <li>Tree preservation orders lie on the site's eastern extent and a well established tree planted boundary separates the site from Oaken I although there is an existing residential access</li> </ul>		of largely greenfield xtent and a well	
	LLFA comments Mitigable concerns - FRA recor watercourse	nmended at planning stage	to investigate possible	
	County Highways assessment OK subject to an appropriate a	ccess with adequate visibilit	у	

Site opportunities	- The site would be well contained by natural boundaries, with well- established tree planting surrounding the site.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>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.</li> <li>Located in within 400m of Codsall Station, but is not as closely located to the station as other site option (Site 224)</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> </ul>
	<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 213, 519, 224, SAD Site 228 and 419a&b.

Site reference	507	Address	Land at Hollybush Lane East 1
Site size (ha)	3.23ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review. The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is approximately 540m from Codsall train station, meaning it may be slightly too far from the station to deliver the extra car parking identified in the IDP.		
	The centre of the site is roughly 940m to the nearest regular bus stop, 540m to the nearest rail station, 770m to the nearest village/neighbourhood centre and 1.2km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Its development would appear to remove an area of agricultural land</li> <li>Tree preservation orders entirely bound the site's southern and eastern extents and a well established tree planted boundary separates the site from Oaken Lanes</li> </ul>		ea of agricultural land e's southern and eastern
	<u>LLFA comments</u> Mitigable concerns - FRA recom watercourse	mended at planning stag	ge to investigate possible
	County Highways assessment Visibility splay an issue. Access	onto Oaken Lanes will r	equire a footway.

Site opportunities	-
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>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.</li> <li>Located in within 600m of Codsall Station, but is not as closely located to the station as other site options (e.g. Site 224)</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Highways authority has raised initial concerns regarding site's access</li> </ul>
	Conclusion
	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 213, 519, 224, SAD Site 228 and 419a&b.

Site reference	515	Address	Land off Heath House Lane
Site size (ha)	3.9ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it may not be capable of delivering extra car parking to serve the station, which is identified in the IDP. The centre of the site is roughly 1.3km to the nearest regular bus stop, 1.4km to the nearest rail station, 1.4km to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate - High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	settlement - Its development would a	ccess to pedestrian footwa appear to remove an area o well-established hedgerov	of agricultural land
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u>		
	Ok in principle, need to put foot	way in along site frontage.	
Site opportunities			
Summary	Key positives and negatives		

conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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</li> </ul>
	<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 213, 519, 224, SAD Site 228 and 419a&b.

Site reference	519	Address	Land east of Bilbrook
Site size (ha)	39.61 (gross)	Proposed use	Residential led mixed use
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a substantial proportion of growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site has sufficient land and is well located to provide a first school to serve Bilbrook and Codsall. This is a critical piece of infrastructure required to support development as confirmed by the School Organisations Team at Staffordshire County Council and reflected in the Council's emerging Infrastructure Delivery Plan (IDP). The site also provides scope for a new through road between Lane Green Road and Pendeford Mill Lane to relieve traffic pressure on the village centre, which is another project identified as a local aspiration in the IDP. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.		
	The centre of the site is roughly 680m to the nearest regular bus stop, 1.1km to the nearest rail station, 620m to the nearest village/neighbourhood centre and		
Sequential test	830m to the nearest education facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Part of the site is safeguarded land.		
Green Belt harm	The vast majority of the site's Green Belt area is identified as having high harm, with a small part of the site to the south identified as very high harm. An allocation of up to approximately 38ha could be delivered without encroaching on areas of very high harm.		
Landscape sensitivity	The safeguarded area of the site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, this area of the site's landscape sensitivity has not been reviewed. The remainder of the Green Belt area is within an area of moderate landscape sensitivity.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	- Up to approximately 38h flood zone and areas of v	o the south that is in Flood na could be allocated on the very high harm Green Belt. to pedestrian footways int	e site outside of the

	<ul> <li>Its development would see the loss of some paddock land and open fields</li> <li>The site is within a mineral safeguarding area</li> </ul>	
	- Small section of site high habitat distinctiveness	
	LLFA comments	
	Mitigable concerns - FRA recommended at planning stage to investigate possible	
	watercourse.	
	County Highways assessment	
	Ok in principle subject to significant highways improvements.	
Site opportunities	- The site is large in scale which means land could likely be available for	
	biodiversity offsetting and/or Green Belt compensatory measures.	
	<ul> <li>The site is adjacent to existing playing fields to the north and the</li> </ul>	
	Shropshire Union Canal to the east.	
	- A linear well-lit cycle path also runs east from the northern edge of the	
	site along the Wodbaston Road to the strategic employment site at i54,	
	which is less than a mile from the site.	
	- The site is not an irregular shape and could accommodate a permeable	
	layout linking into residential frontages along Pendeford Mill Lane and	
	Lane Green Road.	
	- The presence of strong hedge lines along Lane Green Road, Pendeford	
	Mill Lane and Barnhurst Lane, along with the railway line and River Penk	
	to the south all provide strong defensible site boundaries.	
Summary	Key positives and negatives	
conclusions	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	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>Major negative impacts predicted against the landscape criteria in the</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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'</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>Site provides scope for unique design benefits including a through road</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>Site provides scope for unique design benefits including a through road linking Lane Green Road to Pendeford Mill Lane (as required by the Site</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	
	<ul> <li>Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate')</li> <li>Due to site size, has capacity to deliver required first school to serve the villages</li> <li>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.</li> <li>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</li> </ul>	

Site reference	630 a & b	Address	Land at Moatbrook Lane
Site size (ha)	9.64ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and landscape sensitivity and new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Due to its larger size, the site may be physically capable of accommodating the first school required to serve Bilbrook and Codsall, although this has not been demonstrated by the site promoter. However, to date there is no indication that the site is available for this purpose. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP. The centre of the site is roughly 820m to the nearest regular bus stop, 1.25km to the nearest rail station, 690m to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>A large portion of the site is within Flood Zones 2 and 3</li> <li>An irregular shaped portion of land measuring approximately 9.64ha of land lies outside the flood zones</li> <li>The site could provide access to pedestrian footways into the wider settlement, although this would likely have to be along Wood Road, lengthening walking trips to nearby services and facilities in Codsall</li> <li>Its development would appear to remove an area of agricultural land and would require development to extend beyond a well established field boundary</li> <li>The site is bounded by well-established hedgerow boundaries which may need further consideration</li> </ul>		
	LLFA comments		

Site opportunities	Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse. <u>County Highways assessment</u> Ok in principle subject to significant highways improvements - would require new road linking Strawmoor Lane to Wood Road junction.         -       The site is well contained by natural boundaries along Strawmoor Lane to the west		
	<ul> <li>The site could extend the existing residential frontage along Wood Road to the north</li> </ul>		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>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.</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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</li> <li>Conclusion</li> <li>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 213, 519, 224, SAD Site 228 and 419a&amp;b.</li> </ul>		

Site reference	703	Address	Land north of Gunstone Lane
Site size (ha)	2.12 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.</li> <li>The site does not appear to have footway access to facilities in the wider village.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate and Moderate/High		
Landscape sensitivity	Moderate/High		
Impact on historic environment	HESA scores the site an amber fo historic environment, indicating or are at present predicted.		
Known site constraints	wider settlement <ul> <li>Development would app</li> <li>intersected by tree and h</li> </ul>	es bound the site and may	reenfield land

	Strong initial concern access is not achievable - narrow access road	
Site opportunities	- The site is adjacent to a public right of way on its eastern boundary	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate' and 'moderate/high')</li> <li>In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>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.</li> <li>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</li> <li>Highways authority has raised initial concerns regarding site's access and pedestrian connectivity</li> </ul> </li> <li>Conclusion         <ul> <li>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 213, 519, 224, SAD Site 228 and 419a&amp;b.</li> </ul> </li> </ul>	

Site reference	735	Address	Land west of Keepers Lane
Site size (ha)	1.49	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predic site's Green Belt harm and lands predicted against the education and secondary education.	cape sensitivity. Major pos	sitive effects are
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.		
	The centre of the site is roughly 700m to the nearest regular bus stop, 690m to the nearest rail station, 630m to the nearest village/neighbourhood centre and 730m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Bilbrook and Codsall. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape sensitivity	Moderate/High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Its development would appear to remove an area of agricultural land</li> <li>Limited TPOs on site boundaries</li> </ul>		
	<u>LLFA comments</u> -		
	<u>County Highways assessment</u> Acceptable subject to appropriat surfacing part pf the footway). Su	• •	-

	access to the existing development	
Site opportunities	-	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high')</li> <li>In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high')</li> <li>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.</li> <li>Major positive impacts predicted against education criteria in the Sustainability Appraisal</li> <li>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</li> <li>Conclusion</li> <li>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 213, 519, 224, SAD Site 228 and 419a&amp;b.</li> </ul>	

Site reference	740	Address	The Grange public house
Site size (ha)	0.33	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are pre education criteria, due to the and convenience store and ne education.	site's close proximity to a b	ous stop, railway station
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		-
infrastructure delivery	Due to its shape, size and location the site is not considered likely to be capable of delivering the first school required to serve Bilbrook and Codsall. The site is remote from Codsall train station, meaning it is unlikely to be capable of delivering extra car parking to serve the station, which is identified in the IDP.		
The centre of the site is roughly 40m to the nearest regular be the nearest rail station, 630m to the nearest village/neighbou 250m to the nearest education facility.			•
Sequential test	The site lies within the development boundary, but is not currently available for development.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	settlement - Its development woul been marketed in line	e access to pedestrian footw Id see the loss of an public l e with policy requirements of indicated that the site is a	house use which has not
	LLFA comments -		
	County Highways assessment Okay in principle - only small s		e access

Site opportunities	-
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> <li>Opportunity to redevelop brownfield land</li> <li>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</li> <li>Site does not currently appear to be available for development</li> </ul>

## Cheslyn Hay/Great Wyrley Site Proformas

Site reference	SAD Site 136	Address	Land at Landywood Lane	
Site size (ha)	2.2ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major positive effects are predicted against the education and transport &amp; accessibility criteria, due to new residents' access to both primary and secondary education and the site's close proximity to a bus stop, railway station and convenience store.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Standousine Locar Hamile View.The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. Development of the site may offer an opportunity to deliver adjacent allocated areas of green infrastructure.The centre of the site is roughly 80m to the nearest regular bus stop, 260m to the nearest rail station, 420m to the nearest village/neighbourhood centre and 1.1km to the nearest education facility.			
Sequential test	The site is within the developme	nt boundary.		
Green Belt harm	n/a			
Landscape	n/a	n/a		
sensitivity				
Impact on historic environment	HESA scores the site an amber for environment, indicating no signif present predicted. The site score historic environment, indicating although archaeological mitigatio	ficant effects which cannot is a green for indirect poter no concerns identified, on o	be mitigated are at ntial harm to the current evidence,	
Known site constraints	settlement Development would resu TPOs separate the site fr corner The site is within a miner The site is within a Coal		ddocks/grassland 's north western	
Ok in principle subject to access arrangement.				

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Site opportunities	- A public right of way runs adjacent to the site's eastern boundary
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> <li>Majority of the site in an area of high habitat distinctiveness</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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, 730, 536a, SAD Site 141 and SAD Site 139.</li> </ul> </li> </ul>

Site reference	SAD Site 139	Address	Pool View, Churchbridge
Site size (ha)	2.2ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 510m to the nearest regular bus stop, 1.8km to the nearest rail station, 670m to the nearest convenience store and 780m to the nearest education facility.		
Sequential test	The site is within the developme	nt boundary.	
Green Belt harm Landscape sensitivity	n/a n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of agricultural land bisected by tree and hedgerow planting</li> <li>The site is bounded by a major road (A5) at its northern extent</li> <li>The site is within a mineral safeguarding area</li> <li>Whole site high habitat distinctiveness</li> <li><u>LLFA comments</u></li> <li>Suspected flow route across site – potential to reduce flood risk downstream.</li> <li>Mitigable concerns about site – at planning stage, rationalise ground levels or leave space for SW in site layout.</li> <li><u>County Highways assessment</u></li> <li>Ok in principle.</li> </ul>		
Site opportunities	<ul> <li>The site is bounded and bisected by public rights of way which could be incorporated into any development layout</li> </ul>		
Summary	Key positives and negatives		

conclusions	<ul> <li>Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Area of high habitat distinctiveness</li> </ul>
	Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	SAD Site 141	Address	154a Walsall Road
Site size (ha)	1.2ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education and transport & accessibility criteria, due to new residents' access to both primary and secondary education and the site's close proximity to a bus stop, railway station and convenience store. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 70m to the nearest regular bus stop, 1.3km to the nearest rail station, 350m to the nearest convenience store and 450m to the nearest education facility.		
Sequential test	The site is within the development	nt boundary.	
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site can access to pedestrian footways into the wider settlement</li> <li>Development would result in the loss of a closed former day centre</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li><u>LLFA comments</u></li> <li>Low risk</li> <li><u>County Highways assessment</u></li> <li>In principle ok. Existing access directly onto Walsall Road with good visibility. Site</li> </ul>		
Site opportunities	<ul> <li>close to public transport links to Cannock and Walsall.</li> <li>The site could integrate development into existing development frontages along the Walsall Road</li> <li>The site is previously developed land</li> </ul>		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Unlike Green Belt site options around the village, the land is a</li> </ul>		

<ul> <li>development boundary site allocated by 2018 Site Allocations Document</li> <li>Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal</li> <li>Opportunity to redevelop brownfield land</li> </ul>
Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 116	Address	Land South of Wolverhampton Rd - Campions Wood Quarry	
Site size (ha)	23ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.		criteria, due to the	
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for		The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.		
infrastructure delivery	The centre of the site is roughly 430m to the nearest regular bus stop, 2.56km to the nearest rail station, 1.15km to the nearest village/neighbourhood centre and 930m to the nearest education facility.			
Sequential test	The site is within the Green Belt.			
Green Belt harm	High			
Landscape sensitivity	Low - moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints- The site could provide access to pedestrian footways into the wider set via the Wolverhampton Road - The site is currently in use as a quarry and also contains significant word areas within its extent - The site is within a mineral safeguarding area (brick clay) - The site is partially within a Coal Authority High Risk area - Small part of site to east high habitat distinctivenessLLFA comments Flood risk downstream in Cheslyn Hay, FRA recommended at planning se investigate possible watercourse. Development should aim to improve downstream situation if possible.County Highways assessment Initial concerns regarding cumulative impacts on junctions in surroundir full site developed, particularly Saredon Road and Wolverhampton Road				
		. Development should aim		
		-		

	junction.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> <li>The site is adjacent a green corridor on its eastern edge</li> </ul>
Summary	Key positives and negatives
conclusions	• Similar Green Belt harm to the majority of land around the village (site is 'high')
	<ul> <li>Lesser landscape sensitivity than the majority of land around the village (site is 'low-moderate')</li> </ul>
	<ul> <li>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</li> </ul>
	Duty to Co-operate correspondence.
	Site is in active use as a quarry
	Site is within a mineral safeguarding area for brick clay
	Conclusion
	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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 119a	Address	Land adjoining Saredon Road
Site size (ha)	2.02ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.The centre of the site is roughly 610m to the nearest regular bus stop, 2.2km to the nearest rail station, 870m to the nearest village/neighbourhood centre and 340m to the nearest education facility.		
Sequential test	This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.		
Green Belt harm	n/a		
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access if developed in conjunction with - Development would appear to commercial facility</li> <li>Neighbouring uses may acts at - The site is within a mineral sate</li> </ul>	th the housing allocation to result in loss of agricul as a constraint	to the east tural land and an existing
	<u>LLFA comments</u> Mitigable concerns – FRA reco watercourse.	mmended at planning st	age to investigate possible
	County Highways assessment Ok in principle subject to acces Consider moving speed limit.	ss location and extension	n of existing footway.
Site opportunities	-		
Summary	Key positives and negatives		
conclusions	In non-Green Belt safeguarded land allocated as safeguarded land in Site		

<ul> <li>Allocations Document 2018</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Site is within a mineral safeguarding area for brick clay</li> </ul>
Conclusion 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, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 119b	Address	Land adjoining Saredon Road
Site size (ha)	2.95ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.The centre of the site is roughly 790m to the nearest regular bus stop, 2.4km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre and 550m to the nearest education facility.		
Sequential test	The site is within the Green Belt		
Green Belt harm Landscape sensitivity	Low – moderate Low		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	- The site could provide access to if developed in conjunction with the east     - Development would appear to     - Neighbouring commercial use     - The site is within a mineral safe <u>LLFA comments</u> Mitigable concerns – FRA recomments     watercourse.	the safeguarded land and result in loss of agricultur eguarding area (brick clay)	l housing allocation to al land
Site opportunities	<u>County Highways assessment</u> Initial concerns regarding cumul Wolverhampton Road.	ative impacts on junction	of Saredon Road and
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'low-moderate')</li> <li>Lesser landscape sensitivity than the majority of land around the village</li> </ul> </li> </ul>		

<ul> <li>(site is 'low')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Site is within a mineral safeguarding area for brick clay</li> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> </ul>
Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 120	Address	Land adj. Wood Green
Site size (ha)	0.48ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive eff	ects are predicted.	
	The full assessment of all minor and major positive and negative sustainabil effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.		
infrastructure delivery	The site does not appear to have	access to footways into the	ne wider village.
Sequential test	The site is within the Green Belt.		
Green Belt harm	Low – moderate		
Landscape sensitivity	Low		
Impact on historic environment Known site constraints	<ul> <li>HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.</li> <li>The site does not appear to have access to an existing pedestrian footway the wider settlement</li> <li>Development would appear to result in the loss of a small area of agricultural land interspersed with tree planting</li> <li>A small part of the site's northern extent is within Flood Zones 2 and 3</li> <li><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout</li> </ul>		
Site opportunities	<u>County Highways assessment</u> Strong initial concern access is not achievable due to lack of access. - The site is well contained by mature tree planting on the western and		
	northern boundaries - The site is adjacent to a p	public right of way on its se	outhern boundary
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lower Green Belt harm than the majority of land around the village (s is 'low-moderate')</li> <li>Lesser landscape sensitivity than the majority of land around the village (site is 'low')</li> <li>Highways authority raise initial concerns with access and lack of pedestrian connectivity</li> </ul>		round the village (site nd around the village

Conclusion
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, 730,
536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 131	Address	land at Blacklees Farm, Warstone Road
Site size (ha)	25.96ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 600m to the nearest regular bus stop, 2.72km to the nearest rail station, 1.35km to the nearest village/neighbourhood centre and 1.1km to the nearest education facility.		
Sequential test	The site is within the Green Belt.		
Green Belt harm Landscape sensitivity	High n/a		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement via the Wolverhampton Road if delivered alongside Site 116</li> <li>Development would result in loss of agricultural fields interspersed with dense areas of tree and scrub planting</li> <li>The site is within a mineral safeguarding area (brick clay)</li> <li>The site is partially within a Coal Authority High Risk area at its eastern extent</li> <li><u>LLFA comments</u></li> <li>Flood risk downstream in Cheslyn Hay. Development should aim to improve downstream if possible.</li> <li><u>County Highways assessment</u></li> <li>Initial concerns regarding cumulative impacts on junctions in surrounding area, particularly Saredon Road and Wolverhampton Road junction.</li> </ul>		
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Contains significant areas of tree planting that may be lost if redeveloped</li> <li>Would require delivery of quarry to the north (Site 116)</li> <li>Site is within a mineral safeguarding area for brick clay</li> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> </ul>
	<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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 134	Address	Home Farm, Walsall Road/Jacobs Hall Lane
Site size (ha)	1.7ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.The centre of the site is roughly 70m to the nearest regular bus stop, 1.1km to the nearest rail station, 700m to the nearest village/neighbourhood centre and 940m to the nearest education facility.		
Sequential test	The site is mainly within the Green Belt but also includes a small area of development boundary land.		
Green Belt harm Landscape sensitivity	Moderate Moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of mixture of previous built uses, inclu agricultural buildings, Class B1(c) Business Use, B8 Storage, D2 stable use</li> <li>A1 tack shop</li> <li>Adjacent commercial use</li> <li>The site is within a Coal Authority High Risk area</li> <li>The site is within a mineral safeguarding area</li> </ul>		ilt uses, including	
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> Ok in principle subject to appropriate access and pedestrian connectivity.		
Site opportunities	<ul> <li>Site is previously developed land</li> <li>Development could continue existing residential frontage along Walsall Road</li> </ul>		
Summary	Key positives and negatives		

conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Loss of active employment uses from the site</li> <li>Site is previously developed land</li> </ul>
	<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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 136	Address	Land off Upper Landywood Lane (north)
Site size (ha)	5.2ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the transport and accessibility criteria, due to the site's proximity to a bus stop, railway station and convenience store.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. Development of the site may offer an opportunity to deliver adjacent allocated areas of green infrastructure.		
delivery	The centre of the site is roughly 180m to the nearest regular bus stop, 360m to the nearest rail station, 500m to the nearest village/neighbourhood centre and 1.2km to the nearest education facility.		
Sequential test	This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.		
Green Belt harm	n/a		
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic	HESA scores the site an amber fo	r direct potential harm to t	he historic
environment	environment, indicating no significant effects which cannot be mitigated are at		
	present predicted. The site scores a green for indirect potential harm to the		
	historic environment, indicating no concerns identified, on current evidence,		
	although archaeological mitigatic	on measures may be requir	ed.
Known site constraints	<ul> <li>The site could provide access to if delivered alongside the housing</li> <li>Development would result in lose</li> <li>TPOs run along the site's north-</li> </ul>	g allocation site to the nort ss of an area of grassland	
	- The site is within a mineral safeguarding area		
	- The site is within a Coal Authority High Risk area		
	- Majority of site high habitat distinctiveness except a section in centre		
	<u>LLFA comments</u> Low risk		
	<u>County Highways assessment</u> Ok in principle subject to access a	arrangement.	
Site opportunities	- Public rights of way run along the site's eastern boundary and through		

	<ul> <li>the site</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major positive impacts predicted against transport and accessibility in the Sustainability Appraisal</li> <li>Majority of the site is in an area of high habitat distinctiveness</li> </ul> </li> <li>Conclusion         <ul> <li>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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</li></ul></li></ul>

Site reference	Site 136a	Address	Land off Upper Landywood Lane (North)	
Site size (ha)	23.69ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment	1		
SA findings	No major negative or positive effects are predicted.			
	The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	ailable in the Sustainability	•	
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.			
infrastructure delivery	ς,	The centre of the site is roughly 250m to the nearest regular bus stop, 760m to the nearest rail station, 860m to the nearest village/neighbourhood centre and 1.1km to the nearest education facility.		
Sequential test	The site is within the Green Belt.			
Green Belt harm	Moderate			
Landscape sensitivity	Moderate.			
Impact on historic	HESA scores the site an amber fo	HESA scores the site an amber for direct potential harm to the historic		
environment	environment, indicating no signif	icant effects which cannot	be mitigated are at	
present predicted. The site scores a green for indirect present predicted.		s a green for indirect poter	irect potential harm to the	
	historic environment, indicating no concerns identified, on current eviden		current evidence,	
	although archaeological mitigation	on measures may be requir	ed.	
Known site constraints- The site could provide access to pedestrian footways into the wider if delivered alongside the housing allocation and safeguarded land site north				
	<ul> <li>Development would result in loss of an area of grassland</li> <li>TPOs run along the site's eastern, western and southern boundaries</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li>High habitat distinctiveness</li> </ul>			
	<u>LLFA comments</u> Significant flood risk downstream at Sutherland Road. FRA recommended at planning stage to investigate possible watercourse. Rationalise ground levels or leave space for SW in site layout. Development should aim to decrease downstream risk if possible.			
	County Highways assessment			
	Initial concerns regarding cumula	itive impacts on junctions i	n surrounding area.	

Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> </ul>
	<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> </ul>
	Area of high habitat distinctiveness
	<ul> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> </ul>
	Conclusion
	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, 730,
	536a, SAD Site 141, SAD Site 136 and SAD Site 139. -

Site reference	Site 137	Address	Land off Upper Landywood Lane (South)	
Site size (ha)	9.64 (gross)	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.			
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 550m to the nearest regular bus stop, 1.5km to			
delivery	the nearest rail station, 1.1km to 1.3km to the nearest education fa		ourhood centre and	
Sequential test	The site is within the Green Belt.			
Green Belt harm	Moderate - high			
Landscape	Moderate.			
sensitivity				
Impact on historic	HESA scores the site an amber for direct potential harm to the historic			
environment	environment, indicating no significant effects which cannot be mitigated are at			
			a green for indirect potential harm to the	
	historic environment, indicating r		-	
	although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to</li> <li>Development would result in log tree planting</li> </ul>	ss of agricultural paddocks		
	- TPOs are present on the wester			
		- The site is within a mineral safeguarding area		
	- The site is within a Coal Authori		auth of site and east	
	- Two small sections of site high habitat distinctiveness to north of site and east of site			
	<u>LLFA comments</u> Significant flood risk downstream planning stage to investigate pos decrease downstream risk if poss	sible watercourse. Develop		
County Highways assessment				
	Initial concerns regarding cumula	ative impacts on junctions i	n surrounding area	

Site opportunities	- The site is not an irregular shape and could accommodate a permeable block layout
	- The site is adjacent to a green corridor on its southern boundary
Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> </ul>
	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, 730,
	536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 138	Address	Leacroft Lane/Roman View	
Site size (ha)	0.76ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	accessibility criteria, due to	predicted against the educa o new residents' access to b ose proximity to a bus stop,	oth primary and secondary	
	The full assessment of all minor and major positive and negative sustain effects arising from the site is available in the Sustainability Appraisal of South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for		The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.		
infrastructure delivery	The centre of the site is roughly 230m to the nearest regular bus stop, 2.1km to the nearest rail station, 560m to the nearest convenience store and 700m to the nearest education facility.			
Sequential test	The site is within the Green	ו Belt.		
Green Belt harm	Moderate			
Landscape sensitivity	n/a			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Development would resularea of scrub and tree plan</li> <li>The majority of the easte Importance and Flood Zond dwellings could be accommareas are excluded due to accommareas are excluded due to accommareas are excluded due to accommand the scrub ac</li></ul>	rn area of the site is within es 2&3, and it is not clear if nodated within the site area	residential dwelling and an a Site of Biological a scheme of 10 or more a remaining once these	
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.			
	<u>County Highways assessme</u> Ok in principle subject to lo	ent ocation of access away from	n Nuthurst Drive.	

Site opportunities	-
Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal</li> <li>Major positive impacts predicted against education criteria in Sustainability Appraisal</li> <li>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</li> </ul>
	Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 440	Address	land east of Love Lane	
Site size (ha)	1.93ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 690m to the nearest regular bus stop, 1.8km to the nearest rail station, 940m to the nearest convenience store and 870m to the nearest education facility.			
Sequential test	The site is within the Green Belt.			
Green Belt harm	Moderate			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for b historic environment, indicating			
	although archaeological mitigation measures may be required.		red.	
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of agricultural land bisected by tree and hedgerow planting</li> <li>The site is within a Coal Authority High Risk area</li> <li>The site is within a mineral safeguarding area</li> <li>Sewage infrastructure may constrain site layout</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>			
	<u>County Highways assessment</u> Initial concerns regarding access	to Love Lane and landown	ership issues.	
Site opportunities	-			
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village</li> </ul> </li> </ul>			

<ul> <li>(site is 'moderate')</li> <li>Major positive impacts predicted against education criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access</li> </ul>
Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 489	Address	Claypit, Quarry and land at Hawkins drive (Green Belt area)	
Site size (ha)	26.25ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the climate change adaptation criteria, due to the presence of areas of higher risk of surface water flooding.</li> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 510m to the nearest regular bus stop, 2.9km to the nearest rail station, 1.4km to the nearest village/neighbourhood centre and 1.9km to the nearest education facility.			
Sequential test	The site is within the Green Belt.	The site is within the Green Belt.		
Green Belt harm	Low – moderate			
Landscape sensitivity	Low			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would result in the loss of an active quarry</li> <li>Neighbouring commercial use</li> <li>The site's likely access is remote from any residential area in the wider settlement</li> <li>The site is within a Coal Authority High Risk area</li> <li>The site is within a mineral safeguarding area (brick clay)</li> <li><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse</li> <li><u>County Highways assessment</u></li> </ul>			

	Initial concerns due to lack of a secondary highways access	
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is well contained by the presence of existing development and open space on the north, east and southern boundaries</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> <li>The site is adjacent to existing playing fields to the south and is bounded by a public right of way on its south-eastern boundary</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'low-moderate')</li> <li>Lower landscape sensitivity than the majority of land around the village (site is 'low')</li> <li>Major positive impacts predicted against education criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access</li> <li>Development would result in loss of active minerals use</li> <li>Site is within a mineral safeguarding area for brick clay</li> </ul> Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.	

Site reference	Site 489	Address	Claypit, Quarry and land at Hawkins drive (development boundary area)
Site size (ha)	5.5ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainabilit effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.		
infrastructure delivery	The centre of the site is roughly 220m to the nearest regular bus stop, 2.6km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre and 1.6km to the nearest education facility.		
Sequential test	The site is within the developme	nt boundary.	
Green Belt harm	n/a		
Landscape	n/a		
sensitivity	LIFEA secres the site on ember fo	r direct not ontial harm to	the historie
Impact on historic environment	HESA scores the site an amber fo		
environment	environment, indicating no signi		-
	present predicted. The site scores a green for indirect potential harm to the		
historic environment, indicating no concerns identified, on current evide			
	although archaeological mitigation	on measures may be requi	red.
Known site constraints	<ul> <li>The site could provide access to</li> <li>Development would result in the existing quarrying use</li> <li>Neighbouring commercial use</li> </ul>	• •	
- The site, considered in isolation, is remote from any neighbour area in the wider settlement		bouring residential	
	- The site is within a Coal Authority High Risk area		
	- The site is within a mineral safeguarding area (brick clay)		
	<u>LLFA comments</u> Mitigable concerns – FRA recom watercourse.	mended at planning stage	to investigate possible
	County Highways assessment		

	Initial concerns due to lack of a secondary highways access.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Site is within the development boundary</li> <li>Major positive impacts predicted against education criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access</li> <li>Development would result in loss of active minerals use</li> <li>Site is within a mineral safeguarding area for brick clay</li> <li><u>Conclusion</u></li> <li>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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</li> </ul>	

Site reference	Site 491	Address	land at Landywood Enterprise Park, off Holly Lane
Site size (ha)	1.6ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the transport and accessibility criteria, due to the site's proximity to a bus stop, railway station and convenien store.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity for Cheslyn Hay and Great Wyrle settlements.		
infrastructure delivery	The centre of the site is roughly 300m to the nearest regular bus stop, 1.05km to the nearest rail station, 360m to the nearest village/neighbourhood centre and 450m to the nearest education facility.		
Sequential test	The site is within the developme	nt boundary.	
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site may be land locked</li> <li>Development would result in th</li> <li>Site is separated from the high</li> <li>The site is adjacent to existing of</li> <li>The site is within a mineral safe</li> <li>The site is within a Coal Author</li> </ul>	way by mature planting commercial uses eguarding area	yment site
	LLFA comments Low risk		
	County Highways assessment Strong initial concern access is n access due to potential ransom s		
Site opportunities	- Site is previously develo	ped land	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Site is within the develo</li> <li>Major positive impacts p</li> </ul>	pment boundary predicted against transport	and accessibility

<ul> <li>criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access</li> <li>Loss of active employment uses from the site</li> <li>Site is previously developed land</li> </ul>
Conclusion 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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 523	Address	Land east of Wolverhampton Road
Site size (ha)	2.4ha (gross)	Proposed use	Residential
Site selection criteria	Assessment	<u>I</u>	1
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 160m to the nearest regular bus stop, 2.3km to the nearest rail station, 950m to the nearest village/neighbourhood centre and 650m to the nearest education facility.		
Sequential test	This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.		
Green Belt harm	n/a		
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would result in loss of an area of grassland</li> <li>The site is separated from the highway by a well established belt of tree and shrub planting</li> <li>The site is within a mineral safeguarding area (brick clay)</li> </ul>		
	LLFA comments Low risk		
	County Highways assessment Ok in principle subject to access I for pedestrian access onto Pinfol	_	considering potential
Site opportunities	-		
Summary	Key positives and negatives		

conclusions	<ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Site is within a mineral safeguarding area for brick clay</li> </ul>
	<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, 704, 730, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 525	Address	Land north of Jones Lane
Site size (ha)	14.24ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.         The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.         The centre of the site is roughly 540m to the nearest regular bus stop, 1.3km to the nearest rail station, 940m to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.		
Sequential test	The site is within the Green Belt.		
Green Belt harm Landscape sensitivity	High Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement if developed in conjunction with Site 526 to the south</li> <li>Development would appear to result in loss of agricultural land interspersed with tree and hedgerow planting</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li>Substantial part of site (western half) high habitat distinctiveness</li> <li><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</li> </ul>		
	<u>County Highways assessment</u> Initial concerns due to impacts or	n A34 junction and landow	nership constraints.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable</li> </ul>		

	block layout
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Substantial area of high habitat distinctiveness between site and village</li> <li>Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints</li> <li>Conclusion</li> <li>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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</li> </ul>

Site reference	Site 526	Address	Land south of Jones Lane	
Site size (ha)	22ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment	1		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 500m to the nearest regular bus stop, 1.3km to the nearest rail station, 940m to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.			
Sequential test	The site is within the Green Belt.	The site is within the Green Belt.		
Green Belt harm Landscape sensitivity	High Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would appear to result in loss of agricultural land interspersed with tree and hedgerow planting</li> <li>A well established tree and hedgerow boundary separates the site from Jacob's Hall Lane</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li>High habitat distinctiveness along part the northern boundary where access would require habitat removal</li> <li><u>LLFA comments</u></li> <li>Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</li> <li><u>County Highways assessment</u></li> <li>Initial concerns due to impacts on A34 junction and landownership constraints.</li> </ul>			
Site opportunities	- The site is large in scale which means land could likely be available for			

	<ul> <li>biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Area of high habitat distinctiveness may be affected by site access</li> <li>Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints</li> <li>Conclusion</li> <li>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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</li> </ul>

site's Green Belt harm.The full assessment of all minor and major positive and negative sustainal effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.Conformity with infrastructure led strategy and opportunities for infrastructure deliveryThe site provides an opportunity to deliver additional housing growth ide for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. Site has land directly adjacent to neighbouring school with r increased parking capacity.Method deliveryThe centre of the site is roughly 170m to the nearest regular bus stop, 1.1 the nearest rail station, 730m to the nearest village/neighbourhood cent 640m to the nearest education facility.Sequential testThe site is within the Green Belt.Green Belt harmHigh on 3.95ha in the northern part of the site (adjacent Holly Lane). Ver on southern part of the site.Landscape sensitivityModerate.Impact on historic environmentHESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, alth archaeological mitigation measures may be required. The HESA scores the significant effects which cannot be mitigated are at present predicted	Holly Lane ast of rail		
Site selection criteriaAssessmentSA findingsMajor negative effects are predicted against the landscape criteria, due t site's Green Belt harm.The full assessment of all minor and major positive and negative sustaina effects arising from the site is available in the Sustainability Appraisal of t 			
criteriaSA findingsMajor negative effects are predicted against the landscape criteria, due t site's Green Belt harm.The full assessment of all minor and major positive and negative sustaina effects arising from the site is available in the Sustainability Appraisal of t South Staffordshire Local Plan Review.Conformity with infrastructure led strategy and opportunities for infrastructure deliveryThe site provides an opportunity to deliver additional housing growth ide for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. Site has land directly adjacent to neighbouring school with r increased parking capacity.The centre of the site is roughly 170m to the nearest regular bus stop, 1 the nearest rail station, 730m to the nearest village/neighbourhood cent 640m to the nearest education facility.Sequential testThe site is within the Green Belt.Green Belt harmHigh on 3.95ha in the northern part of the site (adjacent Holly Lane). Ver on southern part of the site.Landscape sensitivityModerate.Impact on historic environmentHESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, alth archaeological mitigation measures may be required. The HESA scores the an amber for indirect potential harm to the historic environment, indicati significant effects which cannot be mitigated are at present predictedKnown site constraints- The site could provide access to pedestrian footways into the wider sett - Development would result in loss of agricultural land - Areas of mature tree planting separate the site from the highway - The site is within a mineral safeguarding area - The site i	ial		
site's Green Belt harm.The full assessment of all minor and major positive and negative sustainate effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.Conformity with infrastructure led strategy and opportunities for infrastructure deliveryThe site provides an opportunity to deliver additional housing growth ide for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. Site has land directly adjacent to neighbouring school with r increased parking capacity.Infrastructure deliveryThe centre of the site is roughly 170m to the nearest regular bus stop, 1.: the nearest rail station, 730m to the nearest village/neighbourhood cent 640m to the nearest education facility.Sequential testThe site is within the Green Belt.Green Belt harmHigh on 3.95ha in the northern part of the site (adjacent Holly Lane). Ver on southern part of the site.Landscape sensitivityModerate.Impact on historic environmentHESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, alth archaeological mitigation measures may be required. The HESA scores th an amber for indirect potential harm to the historic environment, indicat ignificant effects which cannot be mitigated are at present predictedKnown site constraints- The site could provide access to pedestrian footways into the wider set - Development would result in loss of agricultural land - Areas of mature tree planting separate the site from the highway - The site is within a mineral safeguarding area - The site is within a Coal Authority High Risk area			
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Green Belt harmHigh on 3.95ha in the northern part of the site (adjacent Holly Lane). Ver on southern part of the site.Landscape sensitivityModerate.Impact on historic environmentHESA scores the site a green for direct potential harm to the historic 	The centre of the site is roughly 170m to the nearest regular bus stop, 1.2km to the nearest rail station, 730m to the nearest village/neighbourhood centre and 640m to the nearest education facility.		
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Known site constraints- The site could provide access to pedestrian footways into the wider set - Development would result in loss of agricultural land - Areas of mature tree planting separate the site from the highway - The site is within a mineral safeguarding area - The site is within a Coal Authority High Risk area	HESA scores the site a green for direct potential harm to the historic		
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Known site       - The site could provide access to pedestrian footways into the wider sett         constraints       - Development would result in loss of agricultural land         - Areas of mature tree planting separate the site from the highway         - The site is within a mineral safeguarding area         - The site is within a Coal Authority High Risk area	cating no		
constraints - Development would result in loss of agricultural land - Areas of mature tree planting separate the site from the highway - The site is within a mineral safeguarding area - The site is within a Coal Authority High Risk area			
LLFA comments	<ul> <li>Areas of mature tree planting separate the site from the highway</li> <li>The site is within a mineral safeguarding area</li> </ul>		
Mitigable concerns – FRA recommended at planning stage to investigate watercourse	te possible.		
County Highways assessment Ok in principle subject to smaller site release and significant highways improvements to Holly Lane railway bridge crossing.			
Site opportunities - The site is large in scale which means land could likely be availab	able for		

	<ul> <li>biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> <li>The site adjoins a green corridor at its south-western edge</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>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</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority advise against allocation of full site due to surrounding road network</li> <li>Site could provide land adjacent to neighbouring school with need for increased parking capacity</li> </ul>

Site reference	Site 536b	Address	Land off Holly Lane Part 2 (west of rail line)
Site size (ha)	12.74ha (gross)	Proposed use	Residential
Site selection criteria	Assessment	I	
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 350m to the nearest regular bus stop, 1.3km to the nearest rail station, 500m to the nearest village/neighbourhood centre and 350m to the nearest education facility.		
Sequential test	The site is within the Green Belt.		
Green Belt harm	High on 1.9ha of land on northern part of the site. Very High on southern part of the site.		
Landscape sensitivity	Moderate.		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would result in loss of agricultural land</li> <li>Areas of mature tree planting separate the site from the highway</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li><u>LLFA comments</u></li> <li>Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse</li> <li><u>County Highways assessment</u></li> </ul>		
	Ok in principle subject to smaller site release and significant highways improvements to Holly Lane railway bridge crossing.		
Site opportunities	- The site is large in scale which means land could likely be available for		

	<ul> <li>biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>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</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority advise against allocation of full site due to surrounding road network</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Conclusion</li> <li>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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</li> </ul>

Site reference	Site 638	Address	Loades PLC
Site size (ha)	1.05 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the transport & accessibility criteria, due to the site's close proximity to a bus stop, railway station and convenience store. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
	South Staffordshire Local Plan Re		
Conformity with infrastructure led strategy and opportunities for	for Cheslyn Hay and Great Wyrle settlements.	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements.	
infrastructure delivery	The centre of the site is roughly 50m to the nearest regular bus stop, 1.9km to the nearest rail station, 140m to the nearest village/neighbourhood centre and 220m to the nearest education facility.		
Sequential test	The site is within the development boundary.		
Green Belt harm Landscape sensitivity	n/a n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site can access pedestrian footways into the wider settlement</li> <li>Development would result in the loss of an existing employment site, but is currently in the process of being marketed to demonstrate that the site is no longer viable for employment; site may be suitable at the end of this exercise if no employment interest is present</li> <li>Site is separated from the highway by mature planting</li> <li>The site is adjacent to existing commercial uses</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> </ul>		
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Ok in principle subject to approp	riate access and pedestrian	connectivity.
Site opportunities	- Site is previously developed land		

Summary	Key positives and negatives	
conclusions	<ul> <li>Site is within the development boundary</li> <li>Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal</li> <li>Site currently allocated as employment use but is currently vacant with site promoter undertaking a well-advanced marketing exercise that courindicate this issue is mitigable</li> <li>Site is previously developed land</li> </ul>	
	<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, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.	

Site reference	Site 696	Address	Land East of A34
Site size (ha)	35.5ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver additional housing growth identified for Cheslyn Hay and Great Wyrley, which is one of the District's Tier 1 settlements. The centre of the site is roughly 310m to the nearest regular bus stop, 1.9km to the nearest rail station, 890m to the nearest village/neighbourhood centre and 780m to the nearest education facility.		
Sequential test	The site is within the Green Belt.	1	
Green Belt harm	Very High		
Landscape	Moderate		
sensitivity			
Impact on historic environment Known site constraints	<ul> <li>HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.</li> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would result in loss of agricultural land</li> <li>A large wooded area in the centre of the site is covered by tree preservation orders</li> </ul>		
<ul> <li>Development would result in the coalescence of Newtown with Gr</li> <li>The site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk area</li> <li>Wooded area in centre of site high habitat distinctiveness</li> </ul>		with Great Wyrley	
	Mitigable concerns – FRA recomm watercourse. <u>County Highways assessment</u> Initial concerns regarding cumula this scale.		
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> </ul>		tory measures.

	- The site is adjacent to a public right of way
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land around the village (site is 'very high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding junctions at this scale</li> <li>Development would coalesce Newtown and Great Wyrley</li> </ul>

Site reference	Site 704	Address	Land off Norton Lane	
Site size (ha)	1.27ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	for Cheslyn Hay and Great Wyrle settlements. The centre of the site is roughly 6	The centre of the site is roughly 650m to the nearest regular bus stop, 2.0km to the nearest rail station, 820m to the nearest convenience store and 620m to the		
Sequential test	The site is within the Green Belt.			
Green Belt harm	Low			
Landscape sensitivity	n/a			
Impact on historic	HESA scores the site an amber fo	or direct potential harm to	the historic	
environment	environment, indicating no significant effects which cannot be mitigated are at			
	present predicted. The site score	s a green for indirect pote	ntial harm to the	
	historic environment, indicating no concerns identified, on current evidence,			
	although archaeological mitigatio			
Known site constraints	<ul> <li>The site can access to pedestria</li> <li>Development would result in the appear to be used for retail purp</li> <li>Existing sewage infrastructure r</li> <li>The site is adjacent to a major r</li> <li>The site is within a Coal Authorities</li> <li>The site is within a mineral safe</li> </ul>	ne loss of an existing set of oses may constrain site layout oad (A5) at its northern ex ity High Risk area	built units which	
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Ok in principle subject to significa	ant highways improvemen	ts including pedestrian	
Site opportunities	crossing over Norton Lane.         -       The site could integrate development into existing development frontages along Norton Lane         -       The site is previously developed land			

Summary conclusionsKey positives and negatives• 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 landConclusion 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, 536a, 119a, 136, 638, 730, SAD Site 141, SAD Site 136 and SAD Site 139.	<ul> <li>The site would be well contained by an existing residential area to the south-west and the A5 to the north</li> <li>-</li> </ul>
	<ul> <li>Lower Green Belt harm to the majority of land around the village (site is 'low')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Site is previously developed land</li> </ul> <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, 536a, 119a,

Site reference	Site 730	Address	Fishers Farm	
Site size (ha)	0.43 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	for Cheslyn Hay and Great Wyrle settlements. The centre of the site is roughly 3	The centre of the site is roughly 370m to the nearest regular bus stop, 1.0km to the nearest rail station, 590m to the nearest convenience store and 1.0km to the		
Sequential test	The site is within the Green Belt.			
Green Belt harm	Moderate			
Landscape	Moderate			
sensitivity				
Impact on historic	HESA scores the site a green for I	both direct and indirect pot	tential harm to the	
environment historic environment, indicating no concerns identified, on current evic			current evidence,	
	although archaeological mitigatio	on measures may be requir	ed.	
Known site constraints	<ul> <li>The site can access to pedestrian footways into the wider settlement</li> <li>Development would result in the loss of an existing garden centre use and associated yard</li> <li>The site is within a Coal Authority High Risk area</li> <li>The site is within a mineral safeguarding area</li> </ul>			
	<u>LLFA comments</u> - <u>County Highways assessment</u> Ok in principle subject to access a Pedestrian connectivity.	arrangement and justificati	on of similar trips.	
Site opportunities	- The site is previously dev	reloped land		
Summary conclusions	<ul> <li>'moderate')</li> <li>Similar landscape sensitive (site is 'moderate')</li> </ul>	o the majority of land arou vity to the majority of land redicted against education	around the village	

Site is previously developed land
<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, 536a, 119a, 136, 638, 704, SAD Site 141, SAD Site 136 and SAD Site 139.

Site reference	Site 741	Address	Meadowbank Grange/Station Rd
Site size (ha)	0.29ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the transport and accessibility and education criteria, due to the site's proximity to a bus stop, railway station and convenience store and it's access to education facilities. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity for Cheslyn Hay and Great Wyrle settlements. The centre of the site is roughly 3 the nearest rail station, 900m to 350m to the nearest education fa	y, which is one of the Distr 300m to the nearest regula the nearest village/neighb	ict's Tier 1 Ir bus stop, 2.0km to
Sequential test	The site is within the developme	nt boundary.	
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has access to pedestria</li> <li>Development would result in th</li> <li>The site is within a mineral safe</li> <li>The site is within a Coal Authori</li> <li><u>LLFA comments</u></li> <li>-</li> </ul>	ne loss of a car parking use guarding area	er village
	<u>County Highways assessment</u> Initial concerns due to loss of car	parking use.	
Site opportunities	- Site is previously develop	ped land	
Summary conclusions	<ul> <li>criteria in Sustainability /</li> <li>Major positive impacts p Sustainability Appraisal</li> </ul>	redicted against transport	criteria in

Site is previously developed land
<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, 730 536a, SAD Site 141, SAD Site 136 and SAD Site 139.

## Wombourne Site Proformas

Site reference	280	Address	land at The Bratch, Bratch Lane
Site size (ha)	7.27	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	South Staffordshire Local Plan Review.Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is a largely greenfield development boundary site.The site does not appear to have access to footways into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.The site is within the village's development boundary, but is likely to be		
Green Belt harm	unsuitable for housing due to access constraints set out below. N/a		
Landscape sensitivity	N/a		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	settlement - Development would result - A historic pumping station site, although it is assum subsequent site layout	mended at planning stage ccess. No footway exists a	zing land and scrub anting lie within the ined in any n Flood Zones 2 and 3 to investigate possible and difficult to

Site opportunities	<ul> <li>Site is adjacent to two green corridors on its eastern and western extent</li> <li>A public right of way runs through the site</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Site is within the development boundary</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> <li><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 and 284.</li> </ul>

Site reference	283	Address	land off Bridgnorth Road
Site size (ha)	9.57	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 740m to the nearest regular bus stop, 1km to the nearest village/neighbourhood centre and 1.4km to the nearest education facility.</li> </ul>		
Sequential test	<ul> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary</li> </ul>		is required above the ttlement. nlikely to be suitable within the equiring the retention s 2 & 3 and local dary, but due to tree to be able to relopment boundary
Green Belt harm	but would result in the loss of an essential community facility. The western area of the site is in Moderate harm Green Belt land. The site's eastern extent is in an area of Moderate-High harm Green Belt.		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigation	no concerns identified, on	current evidence,
Known site constraints	<ul> <li>settlement</li> <li>Development would rest contains a substantial ar</li> <li>Development is separate although there is an exis</li> <li>The site is within a mine</li> <li>Section of high habitat d development boundary</li> </ul>	-	grassland and also astern end of the site nature tree boundary,
	LLFA comments		

Site opportunities	Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.         -       The site is adjacent to a semi-natural greenspace (Himley Plantation) and
	also sits in close proximity to a green corridor (railway walk)
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>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</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li><u>Conclusion</u></li> <li>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 and 284.</li> </ul>

Site reference	284	Address	land off Gilbert Lane
Site size (ha)	2.1	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.		
delivery	The centre of the site is roughly 280m to the nearest regular bus stop, 250m to the nearest village/neighbourhood centre and 440m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructule led strategy identified for Wombourne. Additional growth is required above existing levels of safeguarded land and allocations in the settlement.		
	Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm Landscape sensitivity	Low-moderate Moderate-high		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	settlement		f agricultural land

Site opportunities	<ul> <li><u>County Highways assessment</u></li> <li>Ok in principle, with access off High Street preferred that does not conflict with existing public house.</li> <li>Site is adjacent to a green corridor</li> <li>Site is well contained by existing residential boundaries and woodland to the east</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>Located in closest area of the village to Wombourne village centre</li> </ul> </li> <li>Conclusion         <ul> <li>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 and 284.</li> </ul> </li> </ul>

Site reference	285	Address	Land off Poolhouse Road
Site size (ha)	3.93	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site would see the delivery of safeguarded land previously removed from the Green Belt.</li> <li>The centre of the site is roughly 900m to the nearest regular bus stop, 900m to the nearest village/neighbourhood centre and 1km to the nearest education</li> </ul>		
Sequential test	facility. There are insufficient non-Green led strategy identified for Womk existing levels of safeguarded land safeguarded land. Whilst Site 280 is within the dev for development due to access of development boundary, but word of employment land, and is also wildlife sites. Site 305 is also witt cover, Flood Zones 2 & 3 and acc accommodate residential growt but would result in the loss of ar	elopment boundary, it is un constraints. Site 460 is also uld be contrary to policies re constrained by Flood Zones hin the development bound cess constraints is unlikely t h. Site 738 is within the dev	s required above the ttlement. The site is likely to be suitable within the equiring the retention s 2 & 3 and local lary, but due to tree o be able to elopment boundary
Green Belt harm Landscape sensitivity	n/a         The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape		
Impact on historic environment	<ul> <li>sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.</li> <li>HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.</li> </ul>		
Known site constraints	<ul> <li>but it has been confirme examination that this co adjacent safeguarded la</li> <li>Development would see some limited tree planti</li> <li>A mature hedgerow sep</li> <li>Site is within a mineral s</li> </ul>	tly have footway access to ed through the Site Allocatic uld be provided by the site nd the loss of any area of gras ng and agricultural building arates the site from the adj afeguarding area and is a fo	ons Document in conjunction with Island containing s acent highway
	LLFA comments Mitigable concerns – at planning	g stage, rationalise ground le	evels or leave space

	for SW in site layout
	<u>County Highways assessment</u> Ok in principle, possible as long as a footway connection to existing can be constructed.
Site opportunities	<ul> <li>Site is adjacent to a public right of way on its eastern boundary</li> <li>Site could accommodate a permeable block layout</li> <li>Site is well contained by existing woodland and brook to the north</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 and 284.</li> </ul> </li> </ul>

Site reference	286	Address	land adj 62 Sytch Lane
Site size (ha)	0.62	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 490m to the nearest regular bus stop, 450m to the nearest village/neighbourhood centre and 210m to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Development would equestrian buildings</li> <li>Site is adjacent to age</li> <li>Site is within a miner</li> </ul>	pedestrian footways into result in the loss of a mix and associated curtilages ricultural/equestrian uses al safeguarding area the landowner indicates	ture of agricultural and
	County Highways assessment Ok in principle depending up		

Site opportunities	- Site is part previously developed land
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>Part previously developed land</li> <li>Correspondence with the landowner indicates land is not available</li> </ul> <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 and 284.

Site reference	298	Address	land off Bratch
Site cize (he)	1.05	Droposod uso	Lane/Trysull Road Residential
Site size (ha) Site selection	1.95 Assessment	Proposed use	Residential
criteria	Assessment		
SA findings	No major pogativo or positivo off	acts are predicted	
SA infuings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.		
Sequential test	<ul> <li>The site does not appear to have access to footways into the wider village.</li> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary</li> </ul>		
Green Belt harm	but would result in the loss of an essential community facility. Low-moderate		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	settlement		

	<u>County Highways assessment</u> Appears unsuitable due to access and pedestrian connectivity
Site opportunities	<ul> <li>Adjacent to a green corridor (Staffordshire and Worcestershire Canal), although may not be able to access the canal towpath directly</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul>
	Conclusion 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 and 284.

Site reference	305	Address	land at Bridgnorth Road/Heathlands
Site size (ha)	0.57	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive e	·	
	The full assessment of all minor effects arising from the site is a South Staffordshire Local Plan R	vailable in the Sustainability	
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield land within the development boundary.		vith priority to be
delivery	The centre of the site is roughly the nearest supermarket and 1.	-	•
Sequential test	There are insufficient non-Gree led strategy identified for Wom existing levels of safeguarded la	bourne. Additional growth	is required above the
	Whilst Site 280 is within the development boundary, it is unlikely to be suit for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the ret- of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boun but would result in the loss of an essential community facility.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Development would resplanting</li> <li>Site shape and topographousing site of 10 or model</li> <li>TPOs are present in the</li> </ul>	strian footways into the wid sult in loss of an area of den ohy is irregular and is unlike ore dwellings eastern portion of the site he eastern end of the site	se scrub and tree
	<u>LLFA comments</u> Low risk		
	<u>County Highways assessment</u> n/a		
Site opportunities	-		

Summary	Key positives and negatives
conclusions	Within development boundary
	Site shape appears unable to accommodate residential layout
	Development would affect area of TPOs
	Conclusion
	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 and 284.

Site reference	306	Address	land adj Redcliffe Drive (Park Mount)
Site size (ha)	1.8	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield land within the Green Belt.</li> <li>The centre of the site is roughly 440m to the nearest regular bus stop, 410m to the nearest village/neighbourhood centre and 1.05km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Moderate - high		
Landscape	Moderate - high		
sensitivity			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		current evidence, red.
Known site constraints	settlement - Development would res mature tree planting		ed ground containing

	LLFA comments Low risk	
	County Highways assessment	
	Strong initial concern access is not achievable - no obvious access.	
Site opportunities	<ul> <li>Site is well contained by surrounding tree planting and residential properties</li> </ul>	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access</li> </ul>	

Site reference	309	Address	Land off Bridgnorth Road
Site size (ha)	4.48	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against both the landscape and education criteria, due to the site's Green Belt harm and residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield land within the Green Belt.The centre of the site is roughly 1.25km to the nearest regular bus stop, 1.1km to the nearest supermarket and 1.75km to the nearest education facility.		
Sequential test	<ul> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.</li> </ul>		
Green Belt harm	Moderate - high		
Landscape sensitivity	Low - moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	- Development would resu tree and hedgerow plant	Site of Biological Important	sland bounded by
	<u>LLFA comments</u> Mitigable concerns – FRA recom watercourse	mended at planning stage	to investigate possible
	County Highways assessment		

	Strong initial concern access is not achievable - vis splay issues and potential cumulative impacts on nearby junctions.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions</li> <li>Major negative impacts predicted against the education criteria in Sustainability Appraisal</li> <li>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.</li> <li><u>Conclusion</u></li> <li>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 and 284.</li> </ul>	

Site reference	310a	Address	Smestow Bridge Works, Bridgnorth Road
Site size (ha)	13.82	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is brownfield land within the Green Belt.</li> <li>The centre of the site is roughly 1.2km to the nearest regular bus stop, 1.05km to the nearest supermarket and 1.7km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Low - moderate		
Landscape sensitivity	Majority of the site is low-moderate harm, with an area of moderate-high harm towards the site's rear		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		n current evidence,
Known site constraints	<ul> <li>Development would rest occupied by a car auction be relocated, but no con alternative locations for</li> <li>Site of Biological Importa</li> <li>A small part of the site's</li> <li>Previous dormant miner</li> <li>Site is within a mineral site</li> </ul>	ance occupies the norther north-eastern edge is wit als use on the site	nployment site ter indicates this may ovided regarding on end of the site thin Flood Zones 2 and 3

	of site furthest from development boundary
Site opportunities	LLFA comments         Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Initial concerns access is not achievable.         -       Site could accommodate a permeable block layout         -       Site is previously developed land         -       A public right of way runs along the site's western boundary
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lower Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Most of the site is of similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access</li> <li>Site is previously developed land</li> <li>Would result in loss of existing occupied employment use, although this is a lower quality use and may be relocated</li> </ul> Conclusion 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 and 284.

Site reference	310b	Address	Smestow Bridge Works, Bridgnorth Road, Parcel 2
Site size (ha)	5.87	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is brownfield land within the Green Belt.The centre of the site is roughly 1.15km to the nearest regular bus stop, 1.02km to the nearest supermarket and 1.7km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Low - moderate		
Landscape sensitivity	Low - moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Development would result occupied by a number of</li> <li>The site's entire eastern leaving a site area of app</li> <li>Site slightly overlaps/is a south-eastern edge</li> <li>Previous dormant mineral site is within a mineral site</li> </ul>	afeguarding area Ditat distinctiveness to nort	ployment site ss uses bod Zones 2 and 3, ese are excluded cal Importance at its

	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Initial concerns access is not achievable.
Site opportunities	- Site is previously developed land
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with achieving suitable access</li> <li>Site is previously developed land</li> <li>Would result in loss of existing occupied employment use</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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,</li> </ul> </li> </ul>
	463c, 463d and 284.

Site reference	416	Address	land off Orton Lane (rear Strathmore Crescent)
Site size (ha)	2.75	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site would see the delivery of safeguarded land previously removed from the Green Belt.</li> <li>The centre of the site is roughly 750m to the nearest regular bus stop, 1km to the nearest village/neighbourhood centre and 1.33km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is safeguarded land. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	n/a		•
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic	HESA scores the site a greer	n for both direct and indire	ect potential harm to the
environment	vironment historic environment, indicating no concerns identified, on current evider although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would result in the loss of an area of agricultural grassland which contains a substantial area of tree planting in its north western extent</li> <li>Development is separated from the highway by a well-planted hedgerov boundary and sparse tree planting</li> <li>The site is within a mineral safeguarding area</li> </ul>		
	LLFA comments		

	Low risk	
	<u>County Highways assessment</u> Ok in principle with extension to existing footway required.	
Site opportunities	<ul> <li>Provides an opportunity to continue existing residential frontages along Orton Lane</li> <li>Is adjacent to a public right of way on its western boundary</li> </ul>	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> </ul>	
	<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 and 284.	

Site reference	416a	Address	land off Orton Lane
Site size (ha)	0.89	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 780m to the nearest regular bus stop, 1.1km to the nearest village/neighbourhood centre and 1.37km to the nearest education facility.</li> </ul>		
Sequential test	<ul> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is Green Belt land.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retentio of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary</li> </ul>		is required above the ttlement. The site is alikely to be suitable within the equiring the retention is 2 & 3 and local dary, but due to tree o be able to elopment boundary
Green Belt harm Landscape	but would result in the loss of an essential community facility.Moderate - highModerate		
sensitivity Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		current evidence,
Known site constraints	settlement - Development would resu surrounding grassland ar	by substantial hedgerow a	operty and
	<u>LLFA comments</u> Low risk		
	County Highways assessment Ok in principle with extension to	existing footway required.	

Site opportunities	<ul> <li>If delivered separately from safeguarded site 416, the site could contribute to the District's small sites requirements</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate')</li> <li>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.</li> </ul>
	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 and 284.

Site reference	417	Address	land adj Hartford House Pool House Road	
Site size (ha)	0.56	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 860m to the nearest regular bus stop, 660m to the nearest supermarket and 1.4km to the nearest education facility.</li> </ul>			
Sequential test	<ul> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.</li> </ul>			
Green Belt harm	Very low			
Landscape sensitivity	Low-moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Development would see surrounding greenfield</li> <li>Site is separated from the The site is within a mine</li> </ul>	ne highway by substantial ti	dential dwelling and	
	LIFA comments Low risk <u>County Highways assessment</u> Appears unsuitable due to restr with Bridgnorth Road.	icted visibility and close pro	ximity to the junction	
Site opportunities	<ul> <li>Site is well contained by existing tree planting to the north and residential development to the east and south</li> </ul>		e north and	

Summary	Key positives and negatives
conclusions	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
	Conclusion
	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 and 284.

Site reference	438	Address	land off Bratch Lane
Site size (ha)	0.57	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.		
delivery	The site does not appear to have	•	-
Sequential test	<ul> <li>Sequential test</li> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retentio of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.</li> </ul>		
Green Belt harm	Low-moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site does not appear to have access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of grassland</li> <li>The majority of the site overlaps with flood zones 2 and 3, which cover all land fronting the highway from the site</li> <li>The site is within a mineral safeguarding area</li> </ul>		

	Mitigable concerns – FRA recommended at planning stage to investigate possible watercourseCounty Highways assessment Appears unsuitable due to access and pedestrian connectivity
Site opportunities	<ul> <li>Site is adjacent to a green corridor (Staffordshire and Worcestershire Canal)</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 and 284.</li> </ul> </li> </ul>

Site reference	458	Address	land off Poolhouse Road (former landfill site)
Site size (ha)	10.0	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield land within the Green Belt.</li> <li>The centre of the site is roughly 1.2km to the nearest regular bus stop, 1.2km to the nearest supermarket and 1.28km to the nearest education facility.</li> </ul>		
Sequential test	<ul> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 &amp; 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.</li> </ul>		
Green Belt harm	Moderate	· · · · ·	
Landscape	Low – moderate		
sensitivity			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>access strip included in footway to the surround address this)</li> <li>Development would rest by tree and hedgerow p</li> <li>Flood zones 2/3 run threapproximately 10.0ha if</li> <li>Previous dormant mine</li> <li>Site is within a mineral s</li> <li>Small section of high had</li> </ul>	ough the western area of th excluded from the site area rals use on the site	ere is currently no ifeguarded land may cultural land bounded ne site, leaving a
	LLFA comments Mitigable concerns – FRA recom	mended at planning stage	to investigate possible

	watercourse	
	<u>County Highways assessment</u> Ok in principle, although as it stands there is poor access due to isolation and pedestrian connectivity	
Site opportunities	<ul> <li>Public right of way runs through site</li> <li>Site is large in scale, providing potential for a legible block layout and potential additional Green Belt compensatory land</li> </ul>	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm ('moderate') than the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Concerns from highways authority regarding pedestrian connectivity and isolation from village</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 and 284.</li> </ul> </li> </ul>	

Site reference	459	Address	land off Poolhouse Road (2)
Site size (ha)	4.64	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site would see the delivery of safeguarded land previously removed from the Green Belt.</li> <li>The centre of the site is roughly 710m to the nearest regular bus stop, 1.1km to the nearest village/neighbourhood centre and 800m to the nearest education facility.</li> </ul>		wth with priority to be in accommodating this. The usly removed from the egular bus stop, 1.1km to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is safeguarded land. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	n/a	<u> </u>	
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	but it has been confir examination that this adjacent safeguarded - Development would containing existing p - Site is adjacent to a c	med through the Site Allo could be provided by the land see the loss of any area o ylons ommercial use separates the site from th	e site in conjunction with f agricultural grassland

	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Ok in principle, possible as long as a footway connection to existing can be constructed.
Site opportunities	<ul> <li>Site is adjacent to a public right of way on its western boundary</li> <li>Site could accommodate a permeable block layout</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 and 284.</li> </ul> </li> </ul>

Site reference	460	Address	land at Bridgnorth Road (Tata)
Site size (ha)	2.34	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is brownfield land within the development boundary.		
delivery	The centre of the site is roughly the nearest supermarket and 1.3	•	• •
the nearest supermarket and 1.3km to the nearest education facilitSequential testThere are insufficient non-Green Belt opportunities to deliver the in led strategy identified for Wombourne. Additional growth is requir existing levels of safeguarded land and allocations in the settlement		ver the infrastructure- is required above the	
	The majority of the site is within to be unsuitable for housing due employment land, and is also con sites.	to policies requiring the re	etention of
Green Belt harm	N/a		
Landscape sensitivity	N/a		
Impact on historic	HESA scores the site a green for	both direct and indirect po	tential harm to the
environment	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Development would see</li> <li>The majority of the site's and shrub planting</li> <li>A significant part of the swithin Flood Zones 2 &amp; 3</li> <li>The site is within a mine</li> </ul>		upied employment site nature area of tree n boundaries are portance
	<ul> <li>Small sections of high habitat distinctiveness along western and southern boundary</li> <li><u>LLFA comments</u></li> <li>Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse</li> </ul>		
	County Highways assessment Existing access considered - need		
Site opportunities	<ul> <li>Site is previously developed land</li> <li>Site is well contained by natural boundaries on its western and southern</li> </ul>		

	extents
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Site is within the development boundary</li> <li>Site is previously developed land</li> <li>Significant areas of the site are within Flood Zone 2/3 and a Site of Biological Importance</li> <li>Site is in an existing occupied employment use which would be lost if developed</li> <li><u>Conclusion</u></li> <li>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 and 284.</li> </ul>

Site reference	463a	Address	Land off Billy Buns Lane (N)
Site size (ha)	2	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		ion. Major negative to the site's Green Belt negative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's large growth on safeguarded land, all given to previously developed la site is greenfield Green Belt land The centre of the site is roughly	gest Tier 2 village and ha ongside additional growt and around the village in d. <sup>7</sup> 280m to the nearest rep	th with priority to be accommodating this. The gular bus stop, 650m to
Sequential test	the nearest village/neighbourhood centre and 480m to nearest education facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above theexisting levels of safeguarded land and allocations in the settlement.		
	Whilst Site 280 is within the development due to access development boundary, but wo of employment land, and is also wildlife sites. Site 305 is also wit cover, Flood Zones 2 & 3 and ac accommodate residential growt but would result in the loss of a	constraints. Site 460 is a ould be contrary to polici o constrained by Flood Zo thin the development bo ccess constraints is unlike th. Site 738 is within the	Iso within the es requiring the retention ones 2 & 3 and local oundary, but due to tree ely to be able to development boundary
Green Belt harm Landscape sensitivity	Very high Moderate-high		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigat	g no concerns identified,	on current evidence,
Known site constraints	<ul><li>Development would res</li><li>Pylons run through the</li></ul>	edestrian footways into sult in loss of grassland b site and site has topogra is within a mineral safeg	oounded by hedgerows aphy issues
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> May be ok in principle but woul		
	works including new footway. L		ue. Ibstantial area of tree

	<ul> <li>planting to the north</li> <li>A public right of way runs adjacent to the site's western boundary</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm ('very high') than the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>Located in closest area of the village to Wombourne village centre</li> <li>Conclusion</li> <li>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 and 284.</li> </ul>

Site reference	463b	Address	Land between Billy Buns Lane and Smallbrook Lane
Site size (ha)	3.43	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with	Wombourne is the District's large	est Tier 2 village and has be	een identified for
infrastructure led	growth on safeguarded land, alo	ngside additional growth w	vith priority to be
strategy and	given to previously developed la	nd around the village in acc	commodating this. The
opportunities for	site is greenfield Green Belt land		
infrastructure			
delivery	The centre of the site is roughly 2	•	
	the nearest village/neighbourhood centre and 380m to the nearest education facility.		
Sequential test	There are insufficient non-Green	Relt opportunities to deliv	er the infrastructure-
Sequential test	led strategy identified for Womb		
	existing levels of safeguarded lan		•
	Whilst Site 280 is within the development boundary, it is unlikely to be suitable		
	for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention		
	of employment land, and is also constrained by Flood Zones 2 & 3 and local		
	wildlife sites. Site 305 is also within the development boundary, but due to tree		
	cover, Flood Zones 2 & 3 and acc	ess constraints is unlikely t	o be able to
	accommodate residential growth		
	but would result in the loss of an essential community facility.		
Green Belt harm	Low-moderate		
Landscape sensitivity	Moderate-high		
Impact on historic	HESA scores the site a green for I	anth direct and indirect no	tential harm to the
environment	•	•	
environment historic environment, indicating no concerns identified, on current evi- although archaeological mitigation measures may be required.			-
		in measures may be requir	eu.
Known site	- The site has access to pe	destrian footways into the	wider settlement
constraints		the loss of an agricultural f	
hedgerows			
	- Pylons run through the site		
	<ul> <li>The site is within a mineral safeguarding area</li> </ul>		

	LLFA comments         Low risk <u>County Highways assessment</u> Likely to be ok in principle subject to significant highways works, including new         footways and junction improvements. Would likely require delivery alongside         sites 463c and 463d.
Site opportunities	<ul> <li>Site could provide a permeable block layout if delivered alongside adjacent site parcels</li> <li>Could provide continuation of existing residential frontages along Billy Buns Lane and School Road</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>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.</li> <li>Located in closest area of the village to Wombourne village centre</li> </ul> </li> <li>Conclusion         <ul> <li>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 and 284.</li> </ul> </li> </ul>

Site reference	463c	Address	Land between Billy Buns Lane and Smallbrook Lane
Site size (ha)	1.03	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predic residents' access to both primary effects are predicted against the sensitivity.	and secondary education.	Major negative
	The full assessment of all minor and major positive and negative susta effects arising from the site is available in the Sustainability Appraisal South Staffordshire Local Plan Review.		
Conformity with	Wombourne is the District's large	est Tier 2 village and has be	en identified for
infrastructure led	growth on safeguarded land, alo		
strategy and	given to previously developed la	_	commodating this. The
opportunities for	site is greenfield Green Belt land		
infrastructure			120 m la
delivery	The centre of the site is roughly !		
Sequential test	the nearest village/neighbourhoo There are insufficient non-Green		
Sequential test			
	led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
	Whilst Site 280 is within the development boundary, it is unlikely to be suitable		
	for development due to access constraints. Site 460 is also within the		
	development boundary, but would be contrary to policies requiring the retention		
	of employment land, and is also		
	wildlife sites. Site 305 is also with	nin the development bound	lary, but due to tree
	cover, Flood Zones 2 & 3 and acc	-	
	accommodate residential growth. Site 738 is within the development bound but would result in the loss of an essential community facility.		
Green Belt harm	Low-moderate	· · · · ·	
Landscape	Moderate-high		
sensitivity			
Impact on historic	HESA scores the site a green for	both direct and indirect pot	tential harm to the
environment	historic environment, indicating no concerns identified, on current evidence,		
although archaeological mitigation measures may be required.			
Known site	- The site has access to pe	destrian footways into the	wider settlement
constraints	-	the loss of an area of a set	
	buildings and a small field		
	- The site is within a mine	ral safeguarding area	
	LLFA comments Low risk		
	County Highways assessment		
	Likely to be ok in principle subject to significant highways works, including new		
	footways and junction improvem	ents. Would likely require	delivery alongside

	sites 463b and 463d. Unlikely to be acceptable in isolation.	
Site opportunities	- Site could provide a permeable block layout if delivered alongside	
	adjacent site parcels	
Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> </ul>	
	<ul> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> </ul>	
	<ul> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> </ul>	
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>	
	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	
	Conclusion	
	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 and 284.	

Site reference	463d	Address	Land off Smallbrook Lane and Gilbert Lane
Site size (ha)	4.08	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 180m to the nearest regular bus stop, 470m to the nearest village/neighbourhood centre and 450m to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Low-moderate		
Landscape sensitivity	Moderate-high		
Impact on historic environment	HESA scores the site a green for of indicating no concerns identified, mitigation measures may be requ indirect potential harm to the his effects which cannot be mitigate	, on current evidence, althouired. The HESA scores the toric environment, indicati	ough archaeological site an amber for
Known site constraints		al safeguarding area	eld bounded by

	watercourse	
	<u>County Highways assessment</u> Likely to be ok in principle subject to significant highways works, including new footways and junction improvements. Would likely require delivery alongside sites 463b and 463c.	
Site opportunities	<ul> <li>Site could provide a permeable block layout if delivered alongside adjacent site parcels</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm ('low-moderate') than the majority of land around the village</li> </ul>	
	<ul> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> </ul>	
	<ul> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> </ul>	
	<ul> <li>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.</li> </ul>	
	Located in closest area of the village to Wombourne village centre	
	Conclusion 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 and 284.	

Site reference	477	Address	Land off Woodford Lane
Site size (ha)	2.03	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land. The centre of the site is roughly 1.1km to the nearest regular bus stop, 1.5km to the nearest village (neighbourhood centre and 200m to nearest education facility)		
Sequential test	the nearest village/neighbourhood centre and 800m to nearest education facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above theexisting levels of safeguarded land and allocations in the settlement.		
Whilst Site 280 is within the development boundary, it is unlikely to for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring of employment land, and is also constrained by Flood Zones 2 & 3 ar wildlife sites. Site 305 is also within the development boundary, but cover, Flood Zones 2 & 3 and access constraints is unlikely to be able accommodate residential growth. Site 738 is within the developmen but would result in the loss of an essential community facility.			also within the cies requiring the retention Zones 2 & 3 and local boundary, but due to tree kely to be able to e development boundary
Green Belt harm	Moderate		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>Development w surrounding agr</li> <li>Tree preservation</li> <li>Well established corner of the site</li> </ul>	de access to footways into the ould result in loss of existing re icultural fields and paddocks on orders sit on the south-east d tree and shrub planting sepa e from routes into the wider s	esidential properties and ern corner of the site rates the south-eastern ettlement, although there
	<u>LLFA comments</u> Low risk		
	County Highways assess Strong initial concern ac	<u>ment</u> cess is not achievable - no obv	rious access.
Site opportunities	-		

Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm ('moderate') than the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>Highways authority raise initial concerns with achieving suitable access</li> </ul>
	Conclusion 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 and 284.

Site reference	554	Address	Land off Trysull Road - Bratch Common
Site size (ha)	12.81	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The site does not appear to have access to footways into the wider village.</li> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> <li>Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 &amp; 3 and local wildlife sites. Site 305 is also within the development is unlikely to be able to</li> </ul>		
Green Belt harm	accommodate residential growth. Moderate		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Site does not appear to have access to footways into wider settlement</li> <li>Development would result in loss of an area of agricultural fields and buildings bounded by tree and hedgerow planting</li> <li>TPOs are present on the northern edge of the site</li> <li>Site is within a mineral safeguarding area</li> <li><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout</li> <li><u>County Highways assessment</u> Initial concerns access is not achievable - cumulative impacts on nearby junctions.</li> </ul>		
Site opportunities	<ul> <li>Site is large in scale, providing potential for a legible block layout and potential additional Green Belt compensatory land</li> <li>A public right of way runs adjacent to the site boundary</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm ('moderate') than the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions</li> </ul>
	Conclusion 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 and 284.

Site reference	562/415	Address	land off Pool House Road/Clap Gate Road	
Site size (ha)	1.83	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site would see the delivery of safeguarded land previously removed from the Green Belt.</li> <li>The centre of the site is roughly 800m to the nearest regular bus stop, 1.2km to the nearest village/neighbourhood centre and 630m to the nearest education</li> </ul>			
Sequential test	facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is safeguarded land.Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result			
Green Belt harm	in the loss of an essential communation n/a			
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints				

	<u>County Highways assessment</u> Ok in principle, with careful consideration of access location. Would require new footway to front the site.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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, and 284.             <ul> <li>-</li> </ul> </li> </ul> </li> </ul>	

Site reference	626	Address	land off Bridgnorth Road/Wombourne Road - Parcel A	
Site size (ha)	1.78	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.</li> <li>The centre of the site is roughly 150m to the nearest regular bus stop, 950m to the nearest village/neighbourhood centre and 1.2km to the nearest education facility.</li> </ul>			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.			
Green Belt harm	Moderate-high			
Landscape sensitivity	Low-moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Development would see</li> <li>Pylons run through the s</li> <li>Site is within a mineral s</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>			
	County Highways assessment			

	OK subject to an appropriate access	
Site opportunities	<ul> <li>The site forms part of a wider site ownership, which could deliver a permeable block layout and additional land for compensatory green infrastructure if all land parcels were allocated</li> <li>Site is adjacent to a green corridor (River Stour)</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> </ul>	
	<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> </ul>	
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>	
	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.	
	Conclusion	
	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 and 284.	

Site reference	627	Address	land off Bridgnorth Road/Wombourne Road - Parcel B	
Site size (ha)	7.03	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.			
delivery	The centre of the site is roug the nearest village/neighbou	-		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
	Whilst Site 280 is within the for development due to acce development boundary, but of employment land, and is a wildlife sites. Site 305 is also cover, Flood Zones 2 & 3 and accommodate residential gr but would result in the loss of	ess constraints. Site 460 is would be contrary to poli also constrained by Flood within the development l access constraints is unli owth. Site 738 is within th	also within the cies requiring the retention Zones 2 & 3 and local boundary, but due to tree kely to be able to be development boundary	
Green Belt harm	Moderate-high			
Landscape sensitivity	Low-moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of agricultural fields</li> <li>Site is within a mineral safeguarding area</li> </ul>			
	watercourse	Mitigable concerns – FRA recommended at planning stage to investigate possible		
	County Highways assessment			
Site opportunities	permeable block lay	e access of a wider site ownership, out and additional land fo and parcels were allocated	or compensatory green	

	- Site is adjacent to a public right of way
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> </ul>
	Conclusion 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 and 284.

Site reference	628	Address	land off Bridgnorth Road/Wombourne Road - Parcel C
Site size (ha)	9.37	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure	Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional growth with priority to be given to previously developed land around the village in accommodating this. The site is greenfield Green Belt land.		
delivery	The centre of the site is rough the nearest village/neighbour	•	-
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Wombourne. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
	Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.		
Green Belt harm	Moderate-high		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of agricultural fields</li> <li>Pylons run through the site</li> <li>Site is within a mineral safeguarding area</li> </ul>		
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> OK subject to an appropriate		
Site opportunities	- The site forms part of permeable block layo	a wider site ownership, ut and additional land fo nd parcels were allocated	r compensatory green

	- Site is adjacent to a public right of way
Summary conclusions	<ul> <li>Site is adjacent to a public right of way</li> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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</li> </ul>
	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.
	Conclusion
	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 and 284.

Site reference	629	Address	land off Bridgnorth Road/Wombourne Road - Parcel D	
Site size (ha)	12.46	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	Wombourne is the District's I growth on safeguarded land, given to previously developed site is greenfield Green Belt Is nearest regular bus stop, 630 980m to nearest education fa There are insufficient non-Gr led strategy identified for Wo	alongside additional grow d land around the village and. The centre of the site m to the nearest village/ acility. een Belt opportunities to	wth with priority to be in accommodating this. The e is roughly 370m to the neighbourhood centre and deliver the infrastructure-	
	existing levels of safeguarded land and allocations in the settlement. Whilst Site 280 is within the development boundary, it is unlikely to be suitable for development due to access constraints. Site 460 is also within the development boundary, but would be contrary to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites. Site 305 is also within the development boundary, but due to tree cover, Flood Zones 2 & 3 and access constraints is unlikely to be able to accommodate residential growth. Site 738 is within the development boundary but would result in the loss of an essential community facility.			
Green Belt harm	Moderate-high			
Landscape sensitivity	Low-moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would see the loss of an area of agricultural fields</li> <li>Site is directly adjacent to an existing Site of Biological Importance</li> <li>Site is within a mineral safeguarding area</li> </ul>			
<b>C</b> 11	Low risk <u>County Highways assessment</u> OK subject to an appropriate		which could deliver a	
Site opportunities	permeable block layc infrastructure if all la	out and additional land fo nd parcels were allocated	r compensatory green	

	the Staffordshire Railway Walk green corridor
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> </ul>
	Conclusion
	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 and 284.

Site reference	701	Address	Land at Longdon
Site size (ha)	1.24	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Re Wombourne is the District's larg growth on safeguarded land, alo given to previously developed la site is greenfield land within the The centre of the site is roughly the the nearest village/neighbourho facility.	est Tier 2 village and has be ngside additional growth w nd around the village in acc Green Belt. 970m to the nearest regula	ith priority to be commodating this. The r bus stop, 830m to
Sequential test	There are insufficient non-Green led strategy identified for Womb existing levels of safeguarded lar Whilst Site 280 is within the deve for development due to access c development boundary, but wou of employment land, and is also wildlife sites. Site 305 is also with cover, Flood Zones 2 & 3 and acc accommodate residential growth but would result in the loss of an	bourne. Additional growth i and and allocations in the set elopment boundary, it is un onstraints. Site 460 is also w uld be contrary to policies re constrained by Flood Zones hin the development bound cess constraints is unlikely t h. Site 738 is within the dev	s required above the ttlement. likely to be suitable within the equiring the retention s 2 & 3 and local lary, but due to tree o be able to elopment boundary
Green Belt harm Landscape	Moderate - high Moderate - high		
sensitivity Impact on historic environment	HESA scores the site a green for environment, indicating no conc archaeological mitigation measu an amber for indirect potential h significant effects which cannot l	erns identified, on current or res may be required. The H narm to the historic environ	evidence, although IESA scores the site ment, indicating no
Known site constraints		re tree planting site boundary	

	Low risk
	<u>County Highways assessment</u> Initial concerns regarding site's ability to deliver satisfactory access onto the A449. Pedestrian routes would need to be investigated.
Site opportunities	- Site is well contained by tree planting, the A449 and residential dwellings
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Higher landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>Major positive impacts predicted against the education criteria in Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul> </li> <li>Conclusion         <ul> <li>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 and 284.</li> </ul></li></ul>

Site reference	708	Address	Land west of	
			Strathmore	
	2.22	Drenegad use	Crescent Residential	
Site size (ha) Site selection	3.22	Proposed use	Residential	
criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's large growth on safeguarded land, alo given to previously developed lan site is greenfield land within the The centre of the site is roughly so the nearest village/neighbourhood facility.	ngside additional growth w nd around the village in acc Green Belt. 920m to the nearest regula od centre and 1.6km to the	vith priority to be commodating this. The ar bus stop, 1.2km to e nearest education	
Sequential test	There are insufficient non-Green led strategy identified for Womb existing levels of safeguarded lar Whilst Site 280 is within the deve for development due to access co development boundary, but wou of employment land, and is also wildlife sites. Site 305 is also with cover, Flood Zones 2 & 3 and acc accommodate residential growth but would result in the loss of an	ourne. Additional growth ad and allocations in the se elopment boundary, it is ur onstraints. Site 460 is also ald be contrary to policies r constrained by Flood Zone hin the development bound tess constraints is unlikely to b. Site 738 is within the dev	is required above the ttlement. nlikely to be suitable within the equiring the retention s 2 & 3 and local dary, but due to tree to be able to velopment boundary	
Green Belt harm	Moderate - high			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for a environment, indicating no conce archaeological mitigation measu an amber for indirect potential h significant effects which cannot b	erns identified, on current res may be required. The I arm to the historic enviror	evidence, although HESA scores the site Iment, indicating no	
Known site constraints	conjunction with adjacer ownership - Development would resu	-	the same land ıb land	

	LLFA comments         Low Risk - River Stour to West of Site <u>County Highways assessment</u> Ok in principle if delivered alongside Site 416, subject to significant         improvements including increasing access to railway walk and providing         Transport Assessment	
Site opportunities	- Site is adjacent to a green corridor (railway walk)	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm ('moderate-high') to the majority of land around the village</li> <li>Higher landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li><u>Conclusion</u></li> <li>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 and 284.</li> </ul>	

Site reference	738	Address	Wagon and Horses public house
Site size (ha)	0.72	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Wombourne is the District's large growth on safeguarded land, alo given to previously developed la site is greenfield land within the The centre of the site is roughly 6 nearest supermarket and 720m t	ngside additional growth w nd around the village in acc Green Belt. 60m to the nearest regular	ith priority to be commodating this. The bus stop, 160m to the
Sequential test	There are insufficient non-Green led strategy identified for Womb existing levels of safeguarded lar Whilst Site 280 is within the deve for development due to access of development boundary, but wou of employment land, and is also wildlife sites. Site 305 is also with cover, Flood Zones 2 & 3 and acc accommodate residential growth but would result in the loss of an	Belt opportunities to delive ourne. Additional growth in ad and allocations in the set elopment boundary, it is un onstraints. Site 460 is also all be contrary to policies re constrained by Flood Zones in the development bound cess constraints is unlikely to b. Site 738 is within the dev	er the infrastructure- is required above the ttlement. likely to be suitable within the equiring the retention is 2 & 3 and local dary, but due to tree o be able to elopment boundary
Green Belt harm Landscape	n/a n/a		
sensitivity Impact on historic environment	HESA scores the site an amber for historic environment, indicating or are at present predicted.		
Known site constraints			lic house
Site opportunities	the side road rather than main ro		ש אושריג גע אריאאין אישריאין א
Summary	Key positives and negatives		

conclusions	<ul> <li>The site is within the development boundary, unlike other Green Belt site options around the village</li> <li>The site's development would result in the loss of an existing essential community facility</li> </ul>
	Conclusion 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 and 284.

## **Brewood Site Proformas**

057	Address	Garage and parking area Coneybere Gardens
0.45	Proposed use	Residential
Assessment		
No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
<ul> <li>Due to the land's existing residential use, the site does not appear to have potential to provide a significant net increase in on-site housing. Its redevelopment is therefore unlikely to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 370m to the nearest regular bus stop, 180m to the nearest village/neighbourhood centre and 600m to the nearest education facility.</li> </ul>		
There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. The site is within the development boundary.		
n/a		
n/a		
HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
<ul> <li>however highways access</li> <li>The development would and garages</li> <li>Site is above the minimu but even at the upper en SHELAA (e.g. 38dph) rede in dwellings and will not affordable housing</li> <li>Within a mineral safegua</li> <li><u>LLFA comments</u> Low risk</li> </ul>	s is unsuitable result in loss of existing res m site size set in the 2019 s d of the density ranges cor evelopment is unlikely to re deliver sufficient growth to	sidential properties SHSID consultation, nsidered in the ealise any net increase
	0.45         Assessment         No major negative or positive eff         The full assessment of all minor a         effects arising from the site is ava         South Staffordshire Local Plan Reget         Due to the land's existing resider         potential to provide a significant         redevelopment is therefore unlike         in the Spatial Housing Strategy are         consultation.         There are insufficient opportunit         Brewood to deliver the infrastruct         Additional growth is required abore         allocations in the settlement. The         n/a         n/a         HESA scores the site a green for the         historic environment, indicating to         although archaeological mitigation         - The site has access to performent, indicating to         although archaeological mitigation         - The site has access to performent, indicating to         although archaeological mitigation         - The site has access to performent, indicating to         - Additional growth is required abore         although archaeological mitigation         - The site has access to performent, indicating to         - The site has access to performent         historic environment, indicating to         - The s	0.45       Proposed use         Assessment         No major negative or positive effects are predicted.         The full assessment of all minor and major positive and neg effects arising from the site is available in the Sustainability South Staffordshire Local Plan Review.         Due to the land's existing residential use, the site does not a potential to provide a significant net increase in on-site hou redevelopment is therefore unlikely to deliver the growth it in the Spatial Housing Strategy and Infrastructure Delivery I consultation.         The centre of the site is roughly 370m to the nearest regula the nearest village/neighbourhood centre and 600m to the facility.         There are insufficient opportunities within the development Brewood to deliver the infrastructure-led strategy identifier Additional growth is required above the existing levels of sa allocations in the settlement. The site is within the develop n/a         n/a         HESA scores the site a green for both direct and indirect po historic environment, indicating no concerns identified, on although archaeological mitigation measures may be requir - The site has access to pedestrian footways into the however highways access is unsuitable - The development would result in loss of existing re- and garages - Site is above the minimum site size set in the 2019 - but even at the upper end of the density ranges cor SHELAA (e.g. 38dph) redevelopment is unlikely to ru in dwellings and will not deliver sufficient growth to affordable housing - Within a mineral safeguarding area.         LLFA comments Low risk

	n/a
Site opportunities	- Site is previously developed land
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Development boundary site</li> <li>Unlikely to be able to deliver net residential growth at an appropriate density</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>

Site reference	062	Address	Land adjacent to The Woodlands, Coven Rd
Site size (ha)	0.84	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 370m to the nearest regular bus stop, 690m to the nearest village/neighbourhood centre and 740m to the nearest education facility.		
	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – high		
Landscape	High		
sensitivity			
Impact on historic	HESA scores the site an amber fo	r both direct and indirect p	otential harm to the
environment	historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider settlem</li> <li>The development would result in loss of a residential property and grassland bounded by mature tree and hedgerow planting, with a dens area of planting sitting to the rear of the site</li> <li>The site is separated from the highway by a well-established tree and hedgerow boundary</li> <li>Part of the site's south-western area is within a Site of Biological Importance</li> <li>The site is within a mineral safeguarding area.</li> <li>Section of site to south is an area of high habitat distinctiveness</li> </ul>		al property and lanting, with a dense tablished tree and of Biological
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Initial concerns access is not achi	evable - concerns on lack o	f adequate vis splay.
Site opportunities	<ul> <li>Adjacent to a green corri</li> <li>Site is well contained by</li> </ul>	dor to the south-west residential development ar	nd a dense landscape

	buffer on two sides
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving site access</li> </ul>

Site reference	067	Address	land off Coven Road, Brewood
Site size (ha)	5.22	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predue to new residents distance the site's Green Belt harm and The full assessment of all min- effects arising from the site is Staffordshire Local Plan Revie	e from both primary and s d landscape sensitivity. or and major positive and available in the Sustainab	econdary education and negative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 890m to the nearest regular bus stop, 1.2km to the nearest village/neighbourhood centre and 1.25km to the nearest education facility.		
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – high		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	- The development wo	pedestrian footways into uld result in loss of an agr neral safeguarding area.	
	<u>County Highways assessment</u> Ok in principle, but may requi changes.		ssing and speed limit
Site opportunities	<ul> <li>Adjacent to a PRoW to the south</li> <li>Opportunity to continue existing built frontage on northern side of Coven Road</li> </ul>		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt har 'moderate-high')</li> </ul>	rm to the majority of land	around the village (site is

<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
<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.

Site reference	074	Address	Site 1 land rear Oak Cottage, Kiddemore
		-	Green Road
Site size (ha)	2.27	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predic site's Green Belt harm and landso	cape sensitivity.	
	The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	ailable in the Sustainability	
Conformity with infrastructure led strategy and	The site provides an opportunity the Spatial Housing Strategy and	Infrastructure Delivery Pla	n (2019) consultation.
opportunities for infrastructure delivery	The centre of the site is roughly 1 the nearest village/neighbourhoo facility.	-	•
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – high		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	- The site has good access settlement	to pedestrian footways int	o the wider
	tree and hedgerow plant	result in loss of agricultura ing jacent highway by a dense	
	<u>LLFA comments</u> Low risk		
	County Highways assessment Ok in principle - pedestrian conne pedestrian route past canal cross		y improvements to
Site opportunities	-		

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> </ul>
	<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.

Site reference	075 & 075a	Address	Site 2 land adj 56 Kiddemore Green Road	
Site size (ha)	5.26	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted again site's Green Belt harm and landscape sense		pe criteria, due to the	
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and		The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
opportunities for infrastructure delivery	The centre of the site is roughly 820m to the nearest regular bus stop, 740m to the nearest village/neighbourhood centre and 560m to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate – high			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The development wound farm buildings</li> <li>Site is separated from scrub planting</li> </ul>	pedestrian footways into t uld result in loss of agricult the adjacent highway by a neral safeguarding area.	ural fields, paddocks and	
	<u>LLFA comments</u> Low risk			
	County Highways assessment Ok in principle - pedestrian co pedestrian route past canal cr		ed by improvements to	
Site opportunities	<ul> <li>Opportunity to continue existing built frontage along Kiddemore Green Road</li> </ul>			

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> </ul>
	<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.

Site reference	076	Address	Site 3 land off Dirty Lane
Site size (ha)	1.75	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predic site's landscape sensitivity.	cted against the landscape	criteria, due to the
	The full assessment of all minor a effects arising from the site is av South Staffordshire Local Plan Re	ailable in the Sustainability	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site does not appear to have access to pedestrian footways into the wider settlement.		
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	wider settlement, with a	to have access to pedestri ccess only to a narrow lane result in loss of fields in us ral safeguarding area.	and canal
	LLFA comments Low risk		
	County Highways assessment Strong initial concern access is no	ot achievable - no suitable a	access.

Site opportunities	<ul> <li>Site is adjacent to/bisected by public rights of way and is adjacent to a green corridor</li> <li>Site is well contained by existing residential development and the adjacent canal corridor</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving site access</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>

Site reference	076a	Address	Land off Dirty Lane	
Site size (ha)	0.62	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability			
	effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.			
infrastructure delivery	settlement.	The site does not appear to have access to pedestrian footways into the wider settlement.		
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site does not appear to have access to pedestrian footways into the wider settlement, with access only to a narrow lane</li> <li>The development would result in loss of fields in use as paddocks</li> <li>The site is within a mineral safeguarding area.</li> </ul>		·	
	<u>LLFA comments</u> Low risk			
	<u>County Highways assessment</u> Strong initial concern access is not achievable - no suitable access. Plans to make into a bridleway.			
Site opportunities	<ul> <li>Site is adjacent to/bisected by public rights of way and is adjacent to a green corridor</li> <li>Site is well contained by existing residential development and the adjacent canal corridor</li> </ul>			
Summary	Key positives and negatives			

conclusions	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')
	<ul> <li>Major negative impacts predicted against the landscape criteria in the</li> </ul>
	Sustainability Appraisal, but failing to consider such areas for
	development would run contrary to the Association of Black Country
	set out in Duty to Co-operate correspondence.
	Highways authority raise initial concerns with achieving site access
	Conducion
	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
he allocated instead of or in addition to Sites 079 and 617	
	<ul> <li>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.</li> <li>Highways authority raise initial concerns with achieving site access</li> </ul>

Site reference	078	Address	land at Port Lane and west of Coven Road
Site size (ha)	0.65	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with	South Staffordshire Local Plan Review. The site provides an opportunity to deliver the growth identified for Brewood i		
infrastructure led strategy and	the Spatial Housing Strategy ar	d Infrastructure Delivery P	an (2019) consultation.
opportunities for infrastructure delivery	The centre of the site is roughly 160m to the nearest regular bus stop, 480m to the nearest village/neighbourhood centre and 520m to the nearest education facility.		
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate – high		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>The development would result in loss of scrub fields bounded by tree and hedgerow planting</li> <li>The majority of the site's highway frontage is bounded by a dense belt of tree and scrub planting</li> <li>The site is within a mineral safeguarding area.</li> </ul>		
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse		
	County Highways assessment Ok in principle, may require for appropriate vis splays.	otway widening and speed	checks to establish
Site opportunities	- Adjacent to a public right of way		
Summary	Key positives and negatives		

conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> </ul>
	<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.

Site reference	079	Address	land south Kiddemore Green Road
Site size (ha)	2.05	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	<ul> <li>The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 580m to the nearest regular bus stop, 500m to the nearest village/neighbourhood centre and 320m to the nearest education facility.</li> <li>There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.</li> </ul>		
Green Belt harm Landscape sensitivity	Moderate High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>The development would result in loss of agricultural fields</li> <li>Site is separated from the adjacent highway by a row of tree planting a level change</li> <li>The site is within a mineral safeguarding area.</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u></li> </ul>		l fields
	Ok in principle, assuming access via doctors is possible. Pedestrian connectivity may be improved by improvements to pedestrian route past canal crossing.		
Site opportunities	<ul> <li>Opportunity to continue existing built frontage on southern side of Kiddemore Green Road</li> </ul>		

	- Site is bisected by public right of way
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>

Site reference	376	Address	land at Fallowfields	
			Barn, Barn Lane	
Site size (ha) Site selection	2.23	Proposed use	Residential	
criteria	Assessment	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 770m to the nearest regular bus stop, 590m to the nearest village/neighbourhood centre and 620m to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate – high			
Landscape sensitivity	Moderate – high			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints				
	<u>LLFA comments</u> Low risk			
	<u>County Highways assessment</u> No footway link, existing road na	rrows and therefore visibili	ty is an issue	
Site opportunities	<ul> <li>Adjacent to multiple public rights of way</li> <li>Adjacent to semi-natural greenspace (Barnfield Sandbeds)</li> <li>Opportunity to continue existing streetscene along the western side of Horsebrook Lane</li> </ul>			
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is</li> </ul>			

<ul> <li>'moderate-high')</li> <li>Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Highways authority raise initial concerns with connectivity</li> </ul>
<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.

Site reference	611	Address	Land off Port Lane - Coven Road	
Site size (ha)	2.63	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability			
	effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and		The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
opportunities for infrastructure delivery	The centre of the site is roughly 280m to the nearest regular bus stop, 600m to the nearest village/neighbourhood centre and 650m to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate - high			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.			
Known site       -       The site has access to pedestrian footways into the wider settlem constraints         -       The development would result in loss of scrub fields containing ar tree planting         -       Entirety of the site's frontage onto the Coven Road is bounded by tree and scrub planting		ds containing areas of		
	<ul> <li>The site is within a mine</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>	eral safeguarding area.		
	County Highways assessment Ok in principle, but may require calming.	lighting/junction improver	ments and speed	
Site opportunities	- Adjacent to a green corridor at the rear of the site			
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> </ul>			

<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> </ul>
<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.

Site reference	616	Address	land at Melwood, Tinkers Lane	
Site size (ha)	1.65	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 190m to the nearest regular bus stop, 500m to the nearest village/neighbourhood centre and 550m to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate - high			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlemen</li> <li>The development would result in loss of an area of grassland adjace an existing residential property</li> <li>Entirety of the site's frontage onto the Coven Road is bounded by a dense tree and shrub belt</li> <li>The site is within a mineral safeguarding area.</li> </ul>		grassland adjacent to	
	LLFA comments Low risk			
	<u>County Highways assessment</u> Initial concerns access is not achievable - concerns regarding vis splay.			
Site opportunities	-	-		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> </ul>			

<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>
<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.

Site reference	617	Address	Land off Four Ashes Road
Site size (ha)	12.7	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm, landscape sensitivity and new resident's distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Part of the site also offers an opportunity to deliver safeguarded (i.e. non-Green Belt) land, in accordance with the Council's preferred strategy.The centre of the site is roughly 1.05km to the nearest regular bus stop, 850m to the nearest village/neighbourhood centre and 1.15km to the nearest education facility.		
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement. Part of the site is safeguarded land.		
Green Belt harm	Part of the site is existing safeguarded land. The remainder of the site is of moderate – high Green Belt harm.		
Landscape sensitivity	The safeguarded area of the site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, the safeguarded site's landscape sensitivity has not been reviewed. Of the site's Green Belt area, the area east of Four Ashes Road is identified as an area of high landscape sensitivity, with the area to the west of Four Ashes Road scored moderate-high landscape sensitivity.		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		current evidence,
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement through the existing safeguarded land</li> <li>The development would result in loss of an area of agricultural fields</li> <li>Flood Zones 2 and 3 cover the area to the south-east of the safeguarded portion of the site, leaving an approximate site area of 12.7ha once thes areas are excluded</li> <li>The site is within a mineral safeguarding area.</li> <li>Very small section of site high habitat distinctiveness</li> </ul>		agricultural fields st of the safeguarded a of 12.7ha once these
	LLFA comments Mitigable concerns – FRA recomm	mended at planning stage t	o investigate possible

Site opportunities	watercourse <u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being         demonstrated. Extension of existing footway required and the lowering of the         existing speed limit.         -       Opportunity to continue existing streetscene along the eastern side of         Four Ashes Road         -       Site is large in size compared to proposed level of additional growth so
	<ul> <li>land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>Adjacent to existing playing pitches on western side of Four Ashes Road</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Part of the site closest to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>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')</li> <li>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')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
	<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.

Site reference	658	Address	Land at Oakwood	
Site size (ha)	1.98	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver the growth identified for Brewood in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 1.15km to the nearest regular bus stop, 1.05km to the nearest village/neighbourhood centre and 890m to the nearest education facility.			
Sequential test	There are insufficient opportunities within the development boundary of Brewood to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate – nign	Moderate – high		
Landscape sensitivity	Moderate - high			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>The development would result in loss of an agricultural field</li> <li>Site is separated from the highway by a dense scrub belt</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>		ural field	
	County Highways assessment Initial concerns access is not ach	ievable - concerns regardin	g vis splay.	
Site opportunities	<ul> <li>Opportunity to continue existing built frontage on northern side of Kiddemore Green Road</li> </ul>			
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> </ul>			

<ul> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>
<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.

## **Kinver Site Proformas**

Site reference	272	Address	Land East of Dunsley Drive
Site size (ha)	1.16ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site of up to 1 hectare, contributing towards the Council's requirement to deliver at least 10% of our housing on sites of this size. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
	The centre of the site is roughly 210m to the nearest regular bus stop, 960m to the nearest village/neighbourhood centre and 1.8km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate–High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.		
Known site constraints	along Dunsley Road with	ear to remove an area of a	
	LLFA comments Low risk <u>County Highways assessment</u> Ok in principle, Dunsley Drive is a going back towards village.	a private road. Footway im	provements required
Site opportunities	- Site is adjacent to an existing public right of way at its southern boundary		

Summary	Key positives and negatives
conclusions	<ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> </ul>
	Conclusion
	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 274, 576 and SAD Site 274.

Site reference	273	Address	North of White Hill
Site size (ha)	3.94	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site of up to 1 hectare, contributing towards the Council's requirement to deliver at least 10% of our housing on sites of this size. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 665m to the nearest regular bus stop, 755m to the nearest neighbourhood/village centre and 800m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate –High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	<b>0 0 0</b>		/
	County Highways assessment Uncertain if access is achievable and lack of existing footway. To b		be in 3rd party land
Site opportunities	-		
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village</li> </ul>		

<ul> <li>(site is 'moderate-high')</li> <li>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.</li> <li>Highways authority raise initial concerns with access and lack of footway</li> </ul>
<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 274, 576 and SAD Site 274.

Site reference	SAD Site 274	Address	land south of White Hill
Site size (ha)	1.6	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would provide an opportunity to deliver growth in the village on non-Green Belt land, in accordance with the Council's preferred strategy. The centre of the site is roughly 415m to the nearest regular bus stop, 500m to the nearest village/neighbourhood centre and 420m to the nearest education		
Sequential test	facility. This site is allocated land within the development boundary and therefore sequentially preferable to Green Belt sites. There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	-		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would appear to remove an area of agricultural land</li> <li>The site contains some scattered TPOs</li> <li>The site is the subject of a recent resolution to grant planning approval</li> </ul>		gricultural land
	<u>LLFA comments</u> -		
	County Highways assessment		
Site opportunities	<ul> <li>If delivered alongside the safeguarded land to the south, the site would be well-contained by natural boundaries and provide links into the public right of way network</li> </ul>		
Summary conclusions		tions around the village, th site allocated by 2018 Site A	
	Conclusion Having regard to all site assessme considered to perform better that	· · · · · · · · · · · · · · · · · · ·	

Council's preferred spatial strategy if delivered alongside Sites 274 and 576.

Site reference	274	Address	land south of White Hill
Site size (ha)	3.90	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would provide an opportunity to deliver growth in the village on non-Green Belt land, in accordance with the Council's preferred strategy. The centre of the site is roughly 415m to the nearest regular bus stop and 500m		
Sequential test	to a small neighbourhood centre and 1.1km to the village centre. This site is safeguarded land and therefore sequentially preferable to Green Belt sites. There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	n/a		
Landscape	n/a		
sensitivity			
Impact on historic environment	HESA scores the site a green for a environment, indicating no conce archaeological mitigation measu an amber for indirect potential h significant effects which cannot b	erns identified, on current res may be required. The H arm to the historic environ	evidence, although IESA scores the site ment, indicating no
Known site constraints	settlement if delivered in north - Development would app	ccess to pedestrian footway n conjunction with the alloc lear to remove an area of a PO belts to the west and so	cated land to the gricultural land
	County Highways assessment Ok in principle subject to approp demonstrated.		
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs through the site.</li> <li>The sites perimeters run along the natural field boundaries with a substantial area of woodland to the south and west.</li> <li>Regular shaped sit offers opportunities for permeable block layout.</li> </ul>		
Summary	Key positives and negatives	·	

conclusions	<ul> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> </ul>
	<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 576 and SAD Site 274.

Site reference	409	Address	land adj Edge View Home, Comber Road
Site size (ha)	0.46	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with	The site provides an opportunity		
infrastructure led	Kinver in the Spatial Housing Stra	• ·	
strategy and	consultation. The site would have		-
opportunities for infrastructure	hectare, contributing towards the of our housing on sites of this size	•	
delivery	suggests that the Council can me allocations.		
	The centre of the site is roughly & the nearest neighbourhood/villag facility	_	
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate		
Landscape sensitivity	High		
Impact on historic	HESA scores the site an amber fo	r direct potential harm to t	he historic
environment	environment, indicating no significant effects which cannot be mitigated are at		
	present predicted. The HESA scores the site a red for indirect potential harm to		
	the historic environment, indicating significant effects which cannot be mitigated		
	are at present predicted.		
Known site constraints	<ul> <li>stretch along Comber Ro</li> <li>Its development would a nursing home</li> <li>Site is separated from the is also within a Conservation</li> <li>Site is separated from the sep</li></ul>	wards the village centre the ad and The Compa with no ppear to remove gardens a e adjacent highways by TPC tion Area e adjacent highway by a sig mber Copse Biological Aler	pedestrian footway associated with a D belts, one of which mificant level change

	- Part of the site is within a mineral safeguarding area.	
Site opportunities	LLFA comments Low risk County Highways assessment Unsuitable due to narrow road and lack of footway.	
Site opportunities	- Opportunity to link to a public right of way to the north of the site.	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with access road and lack of footway</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Site access may affect TPOs/trees in Conservation Area</li> </ul>	
	<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 274, 576 and SAD Site 274.	

Site reference	546	Address	Land at Church Hill
Site size (ha)	1.85	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site of up to 1 hectare, contributing towards the Council's requirement to deliver at least 10% of our housing on sites of this size. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 330m to the nearest regular bus stop, 240m to the nearest village/neighbourhood centre and 1.1km to the nearest education		
Sequential test	facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm Landscape sensitivity	Moderate – High High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a stretch along Church Hill with no pedestrian footway</li> <li>Development would appear to remove an area of agricultural/scrub land bounded by dense mature tree planting</li> <li>Dense tree planting which is covered by both TPOs and is within a Conservation Area separates the site from the adjacent highway and will likely be impacted by any future site access</li> <li>The sites' topography could be a constraint as the site slopes steeply towards the village and there is a significant change in levels between the site's boundary and the adjacent highway.</li> <li>The site is within a mineral safeguarding area.</li> </ul>		
	LLFA comments Low risk		

Cite executivities	County Highways assessment Ok in principle, subject to significant highways improvements.	
Site opportunities	<ul> <li>Opportunity to link to the public right of way to the south of the site</li> <li>The site has strong natural boundaries with mature tree belt/hedge line along eastern, southern and western edges of the site with residential properties along its northern edge</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> </ul>	
	<ul> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> </ul>	
	<ul> <li>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.</li> </ul>	
	<ul> <li>Site access may affect TPOs/trees in Conservation Area</li> </ul>	
	Conclusion	
	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 274, 576 and SAD Site 274.	

Site reference	549	Address	Land north of Dunsley Road
Site size (ha)	13.08	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site of up to 1 hectare, contributing towards the Council's requirement to deliver at least 10% of our housing on sites of this size. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 170m to the nearest regular bus stop, 1.2km to the nearest village/neighbourhood centre and 2km to the nearest education		
Sequential test	facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Kinver. Additional growth is required above theexisting levels of safeguarded land and allocations in the settlement.		
Green Belt harm	The majority of the site is identified as causing high harm, whilst the area of the site adjacent to the village to the south west is identified as causing moderate harm.		
Landscape sensitivity	Moderate –High		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>Site does not currently appear to have access to the wider village pedestrian footways</li> <li>Development would result in loss of agricultural land</li> <li>The site is separated from the highway at its south-western exten slight change in topography and a row of mature tree planting</li> <li>The site is within a mineral safeguarding area</li> </ul>		ral land outh-western extent by a
	<u>LLFA comments</u> Low risk		
	County Highways assessment Initial concerns access is not site footway improvements.		require comprehensive off-
Site opportunities	<ul> <li>The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land that makes up the wider site</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>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')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>Highways authority raise initial concerns with footway connectivity to site</li> </ul>
	<ul> <li>Conclusion         <ul> <li>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 274, 576 and SAD Site 274.</li> </ul> </li> </ul>

Site reference	576	Address	land off Hyde Lane (west)	
Site size (ha)	8.49	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Kinver in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site of up to 1 hectare, contributing towards the Council's requirement to deliver at least 10% of our housing on sites of this size. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 770m to the nearest regular bus stop, 520m to the nearest neighbourhood/village centre and 680m to the nearest education facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Kinver. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	Moderate			
Landscape sensitivity	Moderate –High	Moderate –High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wind settlement</li> <li>Development would appear to remove an area of agricultural lander of the site and along its not edge</li> <li>The eastern edge of the site is within a mineral safeguarding are LLFA comments</li> <li>LOW risk</li> </ul>		agricultural land ad along its northern	
Site opportunities		lic right of way on the east	of Hyde Lane	
		d offer opportunities for ac s by providing public access r site		

Summary	Key positives and negatives
conclusions	<ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> </ul>
	Conclusion
	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 and SAD Site
	274.

## **Perton Site Proformas**

Site reference	238	Address	Land at former	
	20.10	Duran and use	Perton Court Farm	
Site size (ha) Site selection	30.10         Proposed use         Residential			
criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm.The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the 			
South stationustine Local Plan Review.Conformity with infrastructure led strategy and opportunities forThe site provides an opportunity to deliver a proportion of the growth for Perton in the Spatial Housing Strategy and Infrastructure Delivery P consultation.			re Delivery Plan (2019)	
infrastructure delivery	The site is large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established.			
	The centre of the site is roughly 1km to the nearest regular bus stop, 1.4km to the nearest village/neighbourhood centre and 2km to the nearest education facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.			
Green Belt harm	Moderate-High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider settlement</li> <li>Development would result in the loss of an area of agricultural fields</li> <li>Small amount of TPOs sit at the northern end of the site</li> <li>Development of the whole site could lead to the coalescence of Perton with Wolverhampton to the south</li> </ul>		agricultural fields e site	

Site opportunities	LLFA comments         Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout <u>County Highways assessment</u> Concerns regarding cumulative impacts on junctions to north and south of Perton and walking distance to secondary education.         -       The site is large in scale which means land could likely be available for
	<ul> <li>biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is a large regular field parcel and could accommodate a permeable block layout</li> <li>Site is adjacent to a cycle route into Perton to the west</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> <li>Could result in coalescence of Wolverhampton urban area and Perton</li> </ul>

Site reference	239	Address	land west Wrottesley Park Road (south)	
Site size (ha)	7.15	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is entirely safeguarded land, meaning it would not provide on-site compensatory Green Belt improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established. The centre of the site is roughly 670m to the nearest regular bus stop, 1.05km to the nearest village/neighbourhood centre and 1.6km to the nearest education			
Sequential test	facility. This site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document 2018.			
Green Belt harm	n/a			
Landscape sensitivity	The site was previously selected as being suitable for development through the Site Allocations Document 2018. This judgement had regard to its landscape sensitivity. Therefore, there site's landscape sensitivity has not been reviewed.			
Impact on historic	HESA scores the site a green for	both direct and indirect po	tential harm to the	
environment	historic environment, indicating no concerns identified, on current evidence,			
	although archaeological mitigation	on measures may be requi	red.	
Known site constraints-The site would have access to pedestrian footways into the w settlement if delivered in conjunction with the allocation site south Development would see the loss of an agricultural field Tree preservation orders are scattered along the site's easter The site is within a mineral safeguarding area		cation site to the field		
	<u>LLFA comments</u> Low risk – opportunities to address flooding issues to the east of the site in Perton			
	County Highways assessment	County Highways assessment		
	Ok in principle, access of existing roundabout to be considered.			
Site opportunities	- The site is a large regular field parcel and could accommodate a			

	permeable block layout
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<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.

Site reference	241	Address	land off Dippons Lane
Site size (ha)	3.27	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established.		
Sequential test	The site does not appear to have access to footways into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Perton in the Spatial Housing Strategy andInfrastructure Delivery Plan (2019) consultation. Additional growth is requiredabove the existing levels of safeguarded land and allocations in the settlement ifthe levels of growth indicated in that consultation are to be met.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigatio	no concerns identified, on	current evidence,
Known site constraints	wider settlement and ap unlit/unsurfaced public r - The development would - TPOs run along the south LLFA comments Low risk <u>County Highways assessment</u>	result in loss of agricultura nern and western site bour	ccess via an al/scrub fields adaries.
Site opportugition	Access off Dippons Lane unlikely Council. Alternative access throu	ugh school grounds being c	onsidered.
Site opportunities	- Opportunity to connect 1	to an existing Public Rights	or way that runs

	<ul> <li>along the southern and northern edges of the site</li> <li>Site is well contained by existing natural boundaries with mature tree belts running along the edges of the site.</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>

Site reference	246a	Address	Bradshaws Estate, Holyhead Rd
Site size (ha)	8.95	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and landscape sensitivity and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. When considered alongside additional land within the same ownership, the site and wider adjacent landownership is considered likely to be able to accommodate the settlement's allocation whilst leaving significant additional land for Green Belt compensatory improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established. The centre of the site is roughly 680m to the nearest regular bus stop, 1.35km to the nearest village/neighbourhood centre and 1km to the nearest education		
Sequential test	facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.		
Green Belt harm	Very High		
Landscape	Moderate- High		
sensitivity			
Impact on historic	HESA scores the site an amber for both direct and indirect potential harm to the		potential harm to the
environment	historic environment, indicating or are at present predicted.	no significant effects whic	h cannot be mitigated
Known site constraints	wider settlement. - The development would - The site's south-eastern		al/scrub fields large wooded area through the site's
	watercourse		

Site opportunities	<u>County Highways assessment</u> Concerns regarding cumulative impacts on junctions to north and south of Perton and walking distance to secondary education. Pedestrian accessibility to be considered further. May require roundabout/pedestrian access. - Site is adjacent to a cycle route on its eastern edge - The site is a large regular shape and could accommodate a permeable layout
Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land around the village (site is 'very high')</li> </ul>
	<ul> <li>Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high')</li> </ul>
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>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'</li> </ul>
	suggests should not be allocated.
	<ul> <li>Highways authority raise initial concerns with impact on surrounding junctions</li> </ul>
	Conclusion
	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.

Site reference	402	Address	land rear of Winceby Road	
Site size (ha)	1.21	Proposed use	Residential	
Site selection	Assessment			
criteria				
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established. The site does not appear to have access to footways into the wider village.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.			
Green Belt harm	Low-Moderate			
Landscape sensitivity	Moderate	Moderate		
Impact on historic	HESA scores the site a green for both direct and indirect potential harm to the			
environment	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site       -       The site does not appear to have access to pedestrian footwork         constraints       -       The site does not appear to have access to pedestrian footwork         wider settlement as it is landlocked by adjacent residential p       -       The development would result in loss of an area of grassland         equestrian use       -       Development would result in the coalescence of Wolverham         Perton       -       Perton		idential properties grassland in		
	<u>LLFA comments</u> Low risk			
	County Highways assessment Concerns regarding cumulative in and walking distance to seconda appropriate access on to the pub	ry education. On its own, ι	inable to suggest an	

	with site 238.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Highways authority raise initial concerns that suitable site access cannot be achieved and also regarding impact on surrounding junctions</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>	

Site reference	407	Address	land west of Wrottesley Park
Site size (ha)	17.7	Proposed use	Road (north) Residential-led
			mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education and landscape criteria, due to new resident's distance from both primary and secondary education and the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established.		e Delivery Plan (2019) ive level of housing d for compensatory dence suggests the nodate existing housing ole junction
	The site promoters and safegua route could be designed throug the south. Via this route, the ce regular bus stop, 1.4km to the r the nearest education facility.	h sites 407, 239 and the allo ntre of the site is roughly 1.0	cated development to D5km to the nearest
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.		
Green Belt harm	High		
Landscape	Moderate		
sensitivity			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Site could provide pedestrian links into the wider settlement if delivered alongside the safeguarded land and allocation site to the south</li> <li>Development would result in loss of an area of agricultural fields interspersed with isolated tree planting</li> <li>Site is adjacent to an area of TPOs and ancient woodland at its northwestern extent and isolated TPOs are present elsewhere on the site</li> <li>Site is within a mineral safeguarding area</li> </ul>		

	<u>LLFA comments</u> Significant flooding issues downstream. Early engagement with LLFA recommended. Development should reduce catchment flows to Perton. <u>County Highways assessment</u> Ok in principle subject to significant highways works.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is a large regular shape and could accommodate a permeable layout</li> <li>The site is adjacent to a long distance footpath/public right of way on its western edge</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Higher Green Belt harm than the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	454	Address	Land off Dippons Lane/Rear Idonia Road
Site size (ha)	2.27	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established. The site does not appear to have access to footways into the wider village.		
Sequential test	There are insufficient opportunities within the development boundary of Perton to deliver the infrastructure-led strategy identified for the village. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic	HESA scores the site a green for both direct and indirect potential harm to the		
environment	historic environment, indicating although archaeological mitigatio		
Known site constraints	wider settlement and ap unlit/unsurfaced green c - The development would bounded by substantial t	result in loss of agricultura	al/scrub fields
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> Unlikely to be achievable due to accessed from Yew Tree Lane wh Council.		• •

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Site opportunities	<ul> <li>Opportunity to connect to an existing Public Rights of Way that runs along the north-eastern edge of the site</li> <li>Site is well contained by existing natural boundaries with mature tree belts running along the edges of the site.</li> </ul>
Summary conclusions	<ul> <li>Similar Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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</li> </ul>
	<ul> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>
	<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.

Site reference	505	Address	Land rear Dunster Grove
Site size (ha)	2.36	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established. The centre of the site is roughly 420m to the nearest regular bus stop, 780m to the nearest village/neighbourhood centre and 900m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.		
Green Belt harm	Northern end of the site is Low-Moderate harm, whilst southern end of the site is Low harm		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigatio	no concerns identified, on	current evidence,
Known site constraints	subject to demolition of - The development would new build residential pro	ccess to footways into the v the newbuild properties at result in loss of an area of operties ult in the coalescence of Wo	the site's entrance grassland and three
	<u>LLFA comments</u> Low risk		
	County Highways assessment Unsuitable - appears landlocked.		
Site opportunities	- Site is adjacent to a public right of way on its western edge		
Summary	Key positives and negatives		

conclusions	<ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'low' and 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Highways authority raise initial concerns with site access</li> <li>Could result in coalescence of Wolverhampton urban area and Perton</li> </ul>
	<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.

Site reference	506	Address	Land off Westcroft Road	
Site size (ha)	7.28	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a small proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established.			
Sequential test	The site does not appear to have access to footways into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Perton in the Spatial Housing Strategy andInfrastructure Delivery Plan (2019) consultation. Additional growth is requiredabove the existing levels of safeguarded land and allocations in the settlement ifthe levels of growth indicated in that consultation are to be met.			
Green Belt harm	Moderate - High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>wider settlement and appears to have pedestrian access via an unlit/unsurfaced green corridor</li> <li>The development would result in loss of agricultural/scrub fields</li> <li>TPOs run along the site's south-western and north-eastern bounda as well as through the centre of the site</li> <li>The north-west corner of the site is within a mineral safeguarding a</li> <li><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate powatercourse</li> <li><u>County Highways assessment</u></li> </ul>		ccess via an I/scrub fields eastern boundaries, Il safeguarding area.	
	Unsuitable due to no obvious ac	cess.		
Site opportunities	- Opportunity to connect	to an existing Public Right c	of Way that runs along	

	the eastern edge of the site
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>

Site reference	705	Address	Perton Golf Course
Site size (ha)	8.82	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new resident's distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver a proportion of the growth identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site is unlikely to be large enough to provide the indicative level of housing growth suggested whilst also leaving significant areas of land for compensatory Green Belt/green infrastructure improvements. Existing evidence suggests the A41/Wrottesley Park Road junction has capacity to accommodate existing housing allocations and safeguarded land in Perton, but an acceptable junction improvement scheme to accommodate higher levels of housing growth has not yet been established.		
	Whilst the site is adjacent to the development boundary, it is not clear how the site will provide walking routes to facilities in the wider village.		ge.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Perton in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement if the levels of growth indicated in that consultation are to be met.		
Green Belt harm	High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>constraints</li> <li>Development would see the loss of part of an existing golf course comprising a mixture of grassland and tree planting buffers</li> <li>Northern half of the site is within a minerals safeguarding area</li> </ul>		ng golf course, buffers
	LLFA comments Significant flooding issues downst recommended. Development sho		

Site opportunities	<u>County Highways assessment</u> Concerns regarding cumulative impacts on junctions to north and south of Perton and walking distance to secondary education. Initial concerns access is not achievable due to existing golf course.	
Summary	Key positives and negatives	
conclusions	<ul> <li>Higher Green Belt harm than the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with site access and impact on surrounding junctions</li> </ul>	

## Huntington Site Proformas

Site reference	016	Address	Pear Tree Farm
Site size (ha)	1.60ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 260m to the nearest regular bus stop, 565m to the nearest local convenience store and 400m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access settlement.</li> <li>Its development would appear number of existing agriculturation.</li> <li>The site is within a mineral satisfies the site is within a mineral satisfies.</li> <li><u>LLFA comments</u></li> <li>Low risk</li> <li><u>County Highways assessment</u></li> <li>Ok in principle. Access directly open settlement.</li> </ul>	to pedestrian footways int ar to remove an area of agr al buildings. feguarding area.	o the wider icultural land and a
Site opportunities	- Opportunity to deliver th Huntington.	e only available non-Greer	Belt site in

	<ul> <li>The site is adjacent to a skatepark and playing pitches.</li> <li>Potential opportunity to link to the Public Right of Way that runs to the north of the site.</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> </ul>
	<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.

Site reference	017	Address	Land off Almond Road
Site size (ha)	2.12ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education, proximity to Cannock Chase AONB, landscape sensitivity and Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 205m to the nearest regular bus stop, 1.3km to the nearest local convenience store and 1.2km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape sensitivity	Moderate-High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>Site is adjacent to an Area of Outstanding Natural Beauty (AONB)</li> <li>Its development would appear to remove an area of agricultural land</li> <li>The site is within a mineral safeguarding area.</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u></li> <li>Ok in principle. Potential access off Almond Drive and Fir Close. Fir Close would</li> </ul>		y (AONB) icultural land
	Ok in principle. Potential access	off Almond Drive and Fir Cl	ose. Fir Close would

	need widening to allow vehicles to pass. This could be achieved by removing large grass verges.	
Site opportunities	-	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to proximity to Cannock Chase AONB</li> <li><u>Conclusion</u></li> <li>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.</li> </ul>	

Site reference	022	Address	Land off Hawthorne Road
Site size (ha)	4.80ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education, proximity to Cannock Chase AONB, landscape sensitivity and Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 305m to the nearest regular bus stop, 1.3km to the nearest local convenience store and 1.15km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape sensitivity	Moderate-High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>Site is adjacent to an Area of Outstanding Natural Beauty (AONB)</li> <li>Its development would appear to remove an area of agricultural land</li> <li>The site is within a mineral safeguarding area.</li> </ul> <u>LLFA comments</u> Low risk <u>County Highways assessment</u>		y (AONB)
	Ok in principle, potentially subject		o Dood

Site opportunities	<ul> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> <li>Opportunity to design scheme that integrates well with residential frontages along Hawthorne Road.</li> </ul>	
Summary	Key positives and negatives	
conclusions	• Similar Green Belt harm to the majority of land around the village (site is 'high')	
	<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> </ul>	
	<ul> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> </ul>	
	<ul> <li>Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to the site's proximity to Cannock Chase AONB</li> </ul>	
	<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.	

Site reference	591	Address	Land at Oaklands Farm (north of Limepit Lane)
Site size (ha)	7.44ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver small sites as proposed for Huntington, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 520m to the nearest regular bus stop, 590m to the nearest local convenience store and 510m to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape	Moderate-High		
sensitivity			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Comments from the Cannock Chase AONB officer have indicated that the separation between Cannock and Huntington should not be eroded and have objected to this site's allocation</li> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>The site is adjacent to an Area of Outstanding Natural Beauty (AONB)</li> <li>Its development would appear to remove an area of agricultural/scrub land</li> <li>The site is within a mineral safeguarding area.</li> </ul>		

Site opportunities	Low risk <u>County Highways assessment</u> Ok in principle subject to an appropriate access.         - Regular shaped site offers good permeability providing greater opportunity for good scheme design.	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>The Cannock Chase AONB Partnership have objected to development which erodes the separation between Huntington and Cannock</li> </ul>	

Site reference	592	Address	Land at Oaklands Farm (south of Limepit Lane)
Site size (ha)	2.41ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver small sites as proposed for Huntington, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is roughly 500m to the nearest regular bus stop, 570m to the nearest local convenience store and 480m to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	High		
Landscape sensitivity	Moderate-High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Comments from the Cannock separation between Cannock</li> <li>The site could provide access settlement.</li> <li>The site is adjacent to an Area</li> <li>Its development would appea</li> <li>The site is within a mineral sa</li> <li><u>LLFA comments</u> Low risk</li> </ul>	and Huntington should no to pedestrian footways int a of Outstanding Natural Be ar to remove an area of agr	t be eroded to the wider eauty (AONB)

Site opportunities	County Highways assessment Ok in principle, may be subject to significant works to improve sensitive vis splay. -
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high')</li> <li>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.</li> <li>The Cannock Chase AONB Partnership have objected to development which erodes the separation between Huntington and Cannock</li> </ul> Conclusion 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 016.

Site reference	732	Address	Land north of Cocksparrow Lane	
Site size (ha)	6.58	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Huntington in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver small sites as proposed for Huntington, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 710m to the nearest regular bus stop, 810m to the nearest local convenience store and 740m to the nearest education facility.</li> </ul>			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Huntington. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.			
Green Belt harm	High	High		
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>It is unclear whether the site settlement</li> <li>Its development would appear</li> <li>The site is within a mineral satisfies</li> <li><u>LLFA comments</u></li> <li>-</li> </ul>	ar to remove an area of ag		
Site opportunities	County Highways assessmentInitial concerns over vehicular ar- Site is bisected by a PRoW	nd pedestrian access throug	gh the business park.	
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Lower landscape sensitivity than the majority of land around the village (site is 'moderate')</li> <li>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</li> </ul>
	<ul> <li>Duty to Co-operate correspondence.</li> <li>Initial highways concerns raised regarding access</li> <li><u>Conclusion</u></li> </ul>
	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 016.

## Essington Site Proforma

Site reference	150	Address	Land adjoining High Hill Rd, Essington
Site size (ha)	5.66 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new resident's distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option do location for additional Green Belt existing commitments and alloca The centre of the site is approxim km to the nearest village/neighbor educational facility.	t release, with housing grow tions. nately 600m to an hourly o ourhood centre and 1.3 km	wth focussed on r better bus stop, 1 n to the nearest
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Essington is not a location identified for additional growth.		
Green Belt harm	Moderate-High		
Landscape sensitivity	Low-Moderate		
Impact on historic environment	HESA scores the site a green for b historic environment, indicating although archaeological mitigatio	no concerns identified, on o	current evidence,
Known site constraints	- The site could provide ac settlement.	cess to pedestrian footway ear to remove an area of a Authority High Risk Area	vs into the wider
	LLFA comments Mitigatable concerns – At plannin for SW in site layout.	ng stage, rationalise ground	d levels or leave space
	<u>County Highways assessment</u> Ok in principle. Access most likely of footway. Site close to public tr	-	
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> </ul>		

<ul> <li>Opportunity to integrate site design with open space and Public Rights of Way network in close proximity.</li> <li>Opportunity to design scheme that integrates well with residential frontages along High Hill Road</li> <li>Site is well contained by strong landscape boundaries to the north of the site.</li> </ul>
Key positives and negatives
<ul> <li>Lower Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> </ul>
<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> </ul>
<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>
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.
Conclusion
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.

Site reference	151/662	Address	Land between M6 & Essington and adj. Bursnips Road
Site size (ha)	14.64 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Essington as a location for additional Green Belt release, with housing growth focussed on existing commitments and allocations. The centre of the site is roughly 925m to the nearest regular bus stop, 940m to the nearest village/neighbourhood centre and 1.2 km to the nearest educational facility.		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Essington is not a location identified for additional growth.		
Green Belt harm Landscape sensitivity	Moderate-High Low-Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	settlement. - Development would app - The site is within a Coal A - Site is within a mineral sa	afeguarding area II-established tree/shrub be	gricultural land. It appears to run
	County Highways assessment Initial concerns regarding cumula and pedestrian connectivity.	itive impact on junctions in	surrounding area

Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> <li>Opportunity to integrate site design with Public Right of Way network crosses the northern section of the site, other routes in close proximity.</li> <li>Site well contained by the M6 to the north and Bursnips Road to the east</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	154	Address	South Side of High Hill, Essington	
Site size (ha)	0.8 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Essington as a location for additional Green Belt release, with housing growth focussed on existing commitments and allocations. The centre of the approximately 350m to the nearest hourly or better bus stop, 760m to the nearest village/neighbourhood centre and 1.2km to the nearest educational facility.			
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Essington is not a location identified for additional growth.			
Green Belt harm	High			
Landscape sensitivity	Low-Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	settlement. - Development would a	access to pedestrian foo ppear to remove an exist al Authority High Risk Are I safeguarding area	ting allotment site.	
	<u>County Highways assessment</u> Ok in principle. No existing access Club which sits alongside westerr with improved visibility. Site close Wolverhampton.	n boundary of site. Access w	vould need to be widened	
Site opportunities	<ul> <li>Opportunity to integrate site design with the adjacent open space area along western site boundary and the Public Rights of Way network to the west.</li> <li>Opportunity to design scheme that integrates well with residential frontages along High Hill Road, integrating well into existing residential frontages.</li> </ul>		hts of Way network to the well with residential	

	- Site is well contained by natural boundary to south of site.	
Summary	Key positives and negatives	
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>May result in loss of existing public open space (allotments)</li> </ul>	

Site reference	157	Address	Hill Street, Essington
Site size (ha)	0.28	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Essington as a location for additional Green Belt release, with housing growth focussed on existing commitments and allocations. The centre of the site is roughly 390m to the nearest regular bus stop, 210m to the nearest village/neighbourhood centre and 1km to the nearest educational facility.		
Sequential test	Within development boundary ho	owever not currently availa	ble.
Green Belt harm	N/A		
Landscape sensitivity	N/A		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	nstraints - Development would remove existing garages and parking area, uncer if the whole site can be redeveloped. - The site is within a Coal Authority High Risk Area. - Landowner confirms site not currently available - Site is within a mineral safeguarding area		
	LLFA comments Low risk <u>County Highways assessment</u> Good existing access points to an used. Concern over the relocation should site be redeveloped.		••
Site opportunities	<ul> <li>Site is well contained by existing residential development</li> <li>The site is on previously developed land</li> </ul>		
Summary conclusions	Key positives and negatives           • Development boundary site		

<ul> <li>Previously developed land</li> <li>May not be deliverable due to site availability and loss of car parking</li> </ul>
<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.

Site reference	471	Address	Land at Bognop	
Site size (ha)	11.05 (gross)	Proposed use	Road, Essington Residential	
Site selection	Assessment	Toposed use	Residential	
criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the</li> </ul>		negative sustainability	
	South Staffordshire Local Plan	Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option of location for additional Green B existing commitments and allo The centre of the site is approx 300m to the nearest village/ne educational facility.	elt release, with housing g cations. imately 580m to the near	growth focussed on est regular bus stop,	
Sequential test	The release of this site is not control the infrastructure-led strategy, growth.		•	
Green Belt harm	High			
Landscape	Low-moderate			
sensitivity				
Impact on historic	HESA scores the site a green fo	HESA scores the site a green for direct potential harm to the historic		
environment environment, indicating no concerns identified, on current evidence, alth			nt evidence, although	
	archaeological mitigation measures may be required. The HESA scores the an amber for indirect potential harm to the historic environment, indicating			
	significant effects which canno			
Known site constraints	settlement. - Development would ap	access to pedestrian footw opear to remove an area o 's eastern and western ed	f agricultural land.	
	<u>LLFA comments</u> Low risk			
	County Highways assessment Initial concerns regarding cum	lative impact on junction	s in surrounding area.	
Site opportunities	opportunity for good s	te site design with Public I		
Summary	Key positives and negatives			
conclusions	Similar Green Belt harr	n to the majority of land in	n this broad location (site	

<ul> <li>is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity</li> </ul>
<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.

## **Coven Site Proformas**

Site reference	082	Address	Land between A449 Stafford Rd and School Lane, Coven
Site size (ha)	2.3	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
	South Staffordshire Local Plan Re	view.	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site does not appear to have footway access into the wider village however access may be provided through adjacent open space.		
	The centre of the site is approxim	•	rest nourly or better
Sequential test	bus stop via existing footway on the A449.The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth. Part of the site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for b historic environment, indicating a although archaeological mitigatic	no concerns identified, on	current evidence,
Known site constraints	stretch along School Lane - Development would app - The site is located in a mi - Well planted boundary a the site <u>LLFA comments</u>	wards the wider village the e with no pedestrian footw ear to remove an agricultu ineral safeguarding area long school lane may prese	ral field.
	Low risk <u>County Highways assessment</u> Vehicular access off School Lane facilities.	subject to relocation of the	e existing play
Site opportunities	<ul> <li>Regular shaped site offer opportunity for good sch</li> </ul>	s good permeability provideme design	ding a great

	<ul> <li>Opportunity to integrate the scheme design with adjacent to areas of public open space.</li> <li>Well bounded by to the east by A449, to the north and Public Open Space to west and School Lane to the north.</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Part of the site adjacent to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018</li> <li>The Green Belt area of the site is in lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>The Green Belt area of the site is in an area of similar landscape sensitivity to the majority of land around the village ('moderate')</li> <li><u>Conclusion</u></li> <li>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.</li> </ul>

Site reference	082a	Address	Land between A449 Stafford Rd and School Lane, Coven	
Site size (ha)	3.17	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option do location for additional Green Bel existing commitments, allocation Site Allocations Document. The site does not appear to have access may be provided through The centre of the site is approxin bus stop via existing footway on	t release, with housing gro ns and safeguarded sites id footway access into the w the open space and adjace nately 1.2km from the nea	wth focussed on entified in the 2018 vider village however ent safeguarded land.	
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth.			
Green Belt harm	Moderate			
Landscape	Moderate			
sensitivity				
Impact on historic	HESA scores the site a green for	both direct and indirect po	tential harm to the	
environment	historic environment, indicating	no concerns identified, on	current evidence,	
	although archaeological mitigation			
Known site constraints	stretch along School Lan - Development would app - The site is located in a m	wards the wider village the e with no pedestrian footw ear to remove an agricultu ineral safeguarding area llong school lane may pres	vay ıral field.	
	LLFA comments Low risk County Highways assessment		ly and nodestriat	
	GB land: Ok in principle subject t connectivity to village through sa		-	
Site opportunities	<ul> <li>opportunity for good sch</li> <li>Opportunity to integrate public open space.</li> </ul>	rs good permeability provi neme design the scheme design with a east by A449, to the north	djacent to areas of	

	Space to west and School Lane to the north.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>The site is in lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>The site is in an area of similar landscape sensitivity to the majority of land around the village ('moderate')</li> <li>Conclusion         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.     </li> </ul>

Site reference	84a	Address	Land off Birchcroft, Coven	
Site size (ha)	2.96 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option do location for additional Green Bell existing commitments, allocation Site Allocations Document. The centre of the site is roughly 4 the nearest village/neighbourhoo facility via existing footpaths.	t release, with housing gro ns and safeguarded sites id 435m to the nearest regula	wth focussed on entified in the 2018 Ir bus stop, 545m to	
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth. Part of the site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document.			
Green Belt harm	Moderate-High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for b historic environment, indicating although archaeological mitigatio	no concerns identified, on	current evidence,	
Known site constraints	<ul> <li>Development would app</li> <li>The site contains a tree b</li> </ul>	ear to remove an agricultu belt which subdivides the si ions of the site along the e od Zone 2 and 3	ral field. te area.	
	LLFA comments Mitigable concerns – At planning for SW in site layout	stage, rationalise ground l	evels or leave space	
	County Highways assessment Ok in principle subject to connect	tivity issues to education fa	acilities.	
Site opportunities		e offers good permeability		
Summary	Key positives and negatives			
conclusions	Lower Green Belt harm t	han the majority of land ar	ound the village (site	

	is 'moderate-high')
	<ul> <li>Similar landscape sensitivity to the majority of land around the village</li> </ul>
	(site is 'moderate')
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>
	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.
	Conclusion
	Conclusion
	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.

Site reference	085	Address	Land at Grange Farm, Coven
Site size (ha)	9.36 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test	The preferred strategy option do location for additional Green Bel- existing commitments, allocation Site Allocations Document. The c regular bus stop, 290m to the ne the nearest educational facility. The release of this site is not con the infrastructure-led strategy, C growth.	t release, with housing gro is and safeguarded sites id entre of the site is roughly arest village/neighbourhoo sidered necessary to meet	wth focussed on entified in the 2018 280m to the nearest od centre and 215m to the requirements of
Green Belt harm	Low-Moderate		
Landscape	Moderate		
sensitivity			
Impact on historic environment Known site	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. - The site has access to pedestrian footways into the wider settlement.		
constraints	<ul> <li>Development would app</li> <li>The small part of the site safeguarding area</li> <li>Well established tree bor and School Lane.</li> </ul>	ear to remove an agricultu on the Western Boundary undary separates the site fi which could create a poter	ral field. is within a mineral rom Brewood Road
	<u>LLFA comments</u> Significant concerns. High flood r engagement with LLFA recomme downstream flood risk. <u>County Highways assessment</u> Initial concerns that satisfactory extent of vegetation removal req vis splay.	nded – Developers to suffi highways access may not b	ciently mitigate e deliverable due to
Site opportunities	<ul> <li>Regular shaped site offer opportunity for good sch</li> </ul>	rs good permeability provid eme design	ling a great

	<ul> <li>The site is bisected by Public Rights of Way.</li> <li>Site is well contained by A449 to east, residential development to west and south and Light Ash Lane to the north.</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Highways authority raise initial concerns with site access</li> </ul>
	Conclusion
	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.

Site reference	087	Address	Land at Stadacona, Stafford, Coven	
Site size (ha)	0.80 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major negative or positive ef	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The centre of the site is approximately 1km from the nearest hourly or better bus stop, 1.25km from the nearest neighbourhood centre and 1.75km from the			
Sequential test	nearest education facility via existing footway. The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth.			
Green Belt harm	Low-Moderate			
Landscape	Moderate			
sensitivity				
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>resulting longer walking</li> <li>Development would app and agriculture land</li> <li>Boundaries comprising c accessing the site from t</li> </ul>	g pedestrian footway acces distances into wider village bear to remove existing farm dense vegetation which ma he A449	e mhouse, outbuildings	
	<u>LLFA comments</u> Low risk. <u>County Highways assessment</u> Access off A449 Stafford Road, H	lighways Agency to advise.		
Site opportunities	<ul> <li>opportunity for good sch</li> <li>Site contained by A449 t south.</li> </ul>	rs good permeability provi neme design to east and natural bounda s previously developed land	ries to north, west and	
Summary conclusions	is 'low-moderate')	than the majority of land an ivity to the majority of land		

<ul> <li>(site is 'moderate')</li> <li>Highways authority raise initial concerns with site access, as this could only be achieved via the A449</li> </ul>
Conclusion
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.

Site reference	615	Address	Land west of School Lane, Coven
Site size (ha)	6.57 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The centre of the site is approximatley 680m to the nearest regular bus stop, 1.03km to the nearest village/neighbourhood centre and 540m to the nearest educational facility via existing pedestrian footway.		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site appears to have access to pedestrian footways into the wide settlement.</li> <li>Development would appear to remove an agricultural field.</li> <li>The western edge of the site is situated in Flood Zone 2</li> <li>Hedge line along School Lane could present planting barrier to acces</li> <li>The site is located in a mineral safeguarding area</li> <li>Electricity Supply and Pylons situated on site may present issues with delivery</li> </ul>		ootways into the wider ultural field. J Zone 2 nting barrier to access a
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> Initial concerns regarding site's connectivity to education facilit		to the village and
Site opportunities	<ul> <li>Large site offers good permeability providing a greater opportunity for good scheme design capable.</li> </ul>		

	<ul> <li>Opportunity to integrate development with adjacent open space and link with Public Right of Way to the south-west.</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with site access and pedestrian connectivity</li> </ul> </li> </ul>
	<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.

Site reference	618	Address	Land west A449	
Site size (ha)	2.06 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
Sustainability Appraisal	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.			
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure	location for additional Green Bel existing commitments, allocation Site Allocations Document.	The preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document.		
delivery		The site is approximately 730m from the nearest neighbourhood centre, 305m from the nearest hourly or better bus stop and 1km from the nearest education facility via existing pedestrian footway.		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Coven is not a location identified for additional growth.			
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site is not adjacent to the development boundary</li> <li>Development would appear to remove an agricultural field.</li> <li>Mature hedge line along the A449 may present a barrier to accessing the site</li> </ul>			
	<u>LLFA comments</u> Low risk			
	<u>County Highways assessment</u> Initial concerns regarding access and connectivity into the village/		ways England's views,	
Site opportunities	<ul> <li>Large regular shaped site offers good permeability provided a greater opportunity for good scheme design</li> <li>Opportunity to link site to the Public Rights of Way network in proximity</li> </ul>			
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village</li> </ul>			

<ul> <li>(site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with site access and pedestrian connectivity</li> </ul>
<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.

Site reference	739	Address	Croft Garage
Site size (ha)	0.30	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive eff	ects are predicted.	
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure	Whilst the preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, the site is within the development boundary on previously developed land.		
delivery	The centre of the site is approxim stop, 200m from the nearest neig education facility via existing foo	shbourhood centre and 750	•
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, although it could help to deliver more previously developed land and reduce pressure on Green Belt release elsewhere, if suitable		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic	HESA scores the site a green for h	oth direct and indirect not	ential harm to the
environment	HESA scores the site a green for both direct and indirect potential harm to the		
	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site only has existing pedestrian footway access into wider village</li> <li>Development would appear to remove existing active use for personal training studios and other commercial uses</li> <li>Site refused reserved matters permission for 11 dwellings in 2007 (07/00288/REM) due to inadequate layout for road vehicles within the proposed site.</li> </ul>		
	<u>LLFA comments</u> -		
	County Highways assessment		
Site opportunities	Okay in principle - subject to getting a suitable access Site is previously developed land		
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Development boundary site</li> <li>Site is occupied by other commercial uses and is not available for residential development</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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</li> </ul> </li> </ul>		t available for

be allocated instead of, or in addition to, the safeguarded land at Site 082.
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## **Featherstone Site Proformas**

Site reference	SAD Site 168	Address	Land at Brinsford Lodge, Featherstone
Site size (ha)	2.50 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major positive or negative effects predicted The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site does not appear to have an existing footway access into the wider village, but this is likely to be addressed by planning application.		
Sequential test	The site is within the developmend development through the Site Al	, .	llocated for
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	6 6		-
	LLFA comments Low risk. <u>County Highways assessment</u> Okay in principle. Poor visibility a footway. May require speed limit		oad and lack of
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Site is well contained by landscape boundaries.</li> <li>Brownfield site.</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Unlike Green Belt site options around the village, the land is a</li> </ul>
	development boundary site allocated by 2018 Site Allocations Document
	Brownfield land
	Conclusion
	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

Site reference	169	Address	Featherstone Hall Farm, New Road, Featherstone
Site size (ha)	1.27 (gross)	Proposed use	Residential
Site selection criteria	Assessment	L	
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site is approximately 120m from the nearest hourly or better bus stop, 1.1km from the nearest education facility and 1.35km from the nearest village/neighbourhood centre via existing footpaths.		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for additional growth.		
Green Belt harm Landscape sensitivity	Moderate-High Low-Moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
<ul> <li>Known site</li> <li>The site could provide access to pedestrian footways into the wide settlement</li> <li>Development would appear to remove existing farmhouse and outbuildings.</li> <li>The site is within a Coal Authority High Risk Area.</li> <li>Site is within a mineral safeguarding area</li> </ul>			
	<u>LLFA comments</u> Low risk. <u>County Highways assessment</u> Initial concerns due to A460 capa	city issues pre-M54/M6/N	16 toll link road
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Opportunity to integrate site design with adjacent Public Right of Way</li> <li>The site is in close proximity to open space.</li> <li>Site is well contained by landscape boundaries.</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> </ul>
	Conclusion
	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.

Site reference	170	Address	Land east of Brookhouse Lane, Featherstone
Site size (ha)	17.07 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document.</li> <li>The centre of the site is approximately 530m to the nearest regular bus stop, 950m to the nearest village/neighbourhood centre and 750m to the nearest educational facility.</li> </ul>		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for additional growth.		
Green Belt harm	Moderate		
Landscape sensitivity	Low-Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would appear to remove an agricultural field.</li> <li>Well planted boundaries may present a barrier to accessing the site.</li> <li>The site is within a Coal Authority High Risk Area</li> <li>Site is within a mineral safeguarding area</li> <li>Large area of TPOs situated in the centre of the site</li> </ul> <u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road and the need for further assessments of impact on wider highways network.		
Site opportunities	<ul> <li>Large site offers good permeability providing a greater opportunity for good scheme design.</li> </ul>		

	<ul> <li>Opportunity to integrate site design with adjacent to area of open space.</li> <li>Adjacent to existing residential areas along northern boundary.</li> <li>Clearly defined boundaries including M54 to south and residential development to north.</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> </ul>	
	Conclusion	
	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.	

Site reference	172	Address	Land at Cannock Road, Featherstone	
Site size (ha)	12.70 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site is approximately is 350m from the nearest hourly or better bus stop, 1.4km from the nearest education facility and 920m from the nearest village/neighbourhood centre via existing footpaths.			
Sequential test		The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for		
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic	HESA scores the site an amber f	HESA scores the site an amber for direct potential harm to the historic		
environment	environment, indicating no significant effects which cannot be mitigated are at present predicted. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>From the site heading towards the village, there is a stretch along Dar Lane and Cannock Road into the wider settlement without pedestrian footway.</li> <li>Development would appear to remove agricultural land.</li> <li>Well planted boundaries may present a barrier to accessing the site.</li> <li>Site is within a mineral safeguarding area</li> <li>The site is within a Coal Authority High Risk Area</li> <li>TPOs situated around the boundary of the site</li> <li><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate poss watercourses</li> </ul>		without pedestrian land. accessing the site.	
Site opportunities	Initial concerns due to A460 cap	• • • • •		
Site opportunities	<ul> <li>Large regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> </ul>			

	- Site well contained by strong landscape boundaries.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> <li>Area of poor pedestrian connectivity between site and wider village</li> </ul>
	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.

Site reference	396	Address	Land off New Road/East Road, Featherstone
Site size (ha)	25.49 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South		dary education and ative sustainability
	Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site is approximately 440m from the nearest hourly or better bus stop, 1.3km		
	from the nearest education facilit	ty and 1.6km from the near	rest
Sequential test	village/neighbourhood centre The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for additional growth.		
Green Belt harm	Moderate-High		
Landscape sensitivity	Low-Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would appear to remove an agricultural field</li> <li>Well planted boundaries may present a barrier to access</li> <li>The site is within a Coal Authority High Risk Area</li> <li>The site is within a mineral safeguarding area</li> </ul> <u>LLFA comments</u> Low risk <u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road		
Site opportunities	<ul> <li>Large regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> </ul>		

	- Opportunity to integrate site design with adjacent to Public Right of Way.
	- Site in close proximity to open space.
	<ul> <li>Site is well contained by landscape boundaries.</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> </ul>
	<ul> <li>Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate')</li> </ul>
	<ul> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> </ul>
	<ul> <li>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.</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> </ul>
	Conclusion
	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.

Site reference	397	Address	Land adj to Brinsford Lodge, Brookhouse Lane, Featherstone	
Site size (ha)	1.60 (gross)	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	No major negative or positive eff	ects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site is approximately 555m from the nearest hourly or better bus stop, 590m from the nearest education facility and 835m from the nearest village/neighbourhood centre via existing footpaths.			
Sequential test	The site is on non-Green Belt land		for development	
Green Belt harm	through the Site Allocations Docu n/a	iment 2018.		
Landscape	n/a			
sensitivity				
Impact on historic	HESA scores the site a green for b	ooth direct and indirect pot	ential harm to the	
environment	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>Development would appear to result in loss of agricultural land.</li> <li>The site is within a Coal Authority High Risk Area.</li> <li>Site is within a mineral safeguarding area</li> <li>Well planted boundary may present a barrier to access of the site.</li> </ul>		ultural land.	
	<u>LLFA comments</u> FRA recommended at planning st <u>County Highways assessment</u> Ok in principle. Poor visibility at p May require Speed limit to be rec	present along a narrow road		
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Site is well contained by landscape boundaries.</li> <li>Integrates well with residential frontages along the opposite side of East Lane</li> </ul>			
Summary	Key positives and negatives			
conclusions	In non-Green Belt safeguarded land allocated as safeguarded land in Site			

Allocations Document 2018
<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.

Site reference	527	Address	Land north of New Road	
Site size (ha)	20.68 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The centre of the site is roughly 156m to the nearest regular bus stop, 1.22km to the nearest village/neighbourhood centre and 990m to the nearest educational facility via existing footway.			
Sequential test		The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for additional growth.		
Green Belt harm	Moderate-High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement along Cannock Road and New Road</li> <li>Development would appear to remove an area of agricultural land.</li> <li>Well planted boundaries may present a barrier to access the site.</li> <li>There are a small number of TPOs along the Eastern Boundary of the s</li> <li>The site is within a Coal Authority High Risk Area</li> <li>The site is within a mineral safeguarding area</li> <li>Wooded areas throughout site may present issues for delivery</li> </ul>		d a of agricultural land. r to access the site. astern Boundary of the site ea	
	LLFA comments Mitigable concerns – FRA reco watercourse <u>County Highways assessment</u> Initial concerns due to A460 c			
Site opportunities	<ul> <li>Large regular shaped site capable of accommodating a permeable block layout.</li> <li>Opportunity to integrate site design with access to Public Right of Way network that runs through the north-east of the site.</li> </ul>			

	- Site well contained by strong landscape boundaries		
Summary	Key positives and negatives		
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> </ul>		
	Conclusion		
	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.		

Site reference	742	Address	Red White and Blue public house
Site size (ha)	0.49	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Featherstone as a location for additional Green Belt release, however this site is within the development boundary and on previously developed land. The centre of the site is roughly 250m to the nearest regular bus stop, 200m to the nearest village/neighbourhood centre and 520m to the nearest educational facility via existing footway.		
Sequential test	The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Featherstone is not a location identified for additional growth although the site could help to deliver additional previously developed land to reduce pressure on Green Belt land elsewhere in the District.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>Development would appear to remove an existing public house, which is an essential community facility</li> <li>The site is within a mineral safeguarding area</li> </ul> <u>LLFA comments</u>		
	<u>County Highways assessment</u> Okay in principle		
Site opportunities	- Site is previously developed land		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Development boundary site</li> <li>Site is occupied by an essential community facility and is not available for residential development</li> <li>Conclusion</li> </ul>		

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.

## **Shareshill Site Proformas**

Site reference	181	Address	Land at the rear of Tanglewood, Elms Lane Shareshill	
Site size (ha)	0.39 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability			
	effects arising from the site is available South Staffordshire Local Plan Re	ailable in the Sustainability		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Shareshill as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document.			
Sequential test	The site does not appear to have access to footways into the wider settlement. The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Shareshill is not a location identified for additional growth.			
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints       -       The site does not appear to have access to footways intersection settlement.         -       Development would appear to remove an agricultural fi -         -       Well planted boundary areas may create an issue for access -         -       The site is within a mineral safeguarding area -         -       The site is within a Coal Authority High Risk Area		ral field		
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Initial concerns due to A460 capa	acity issues pre-M54/M6/M	16 toll link road	
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Adjacent to existing areas of residential development along northern and eastern site boundaries.</li> <li>Site is well contained by natural boundaries.</li> </ul>			

Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> <li>Site does not appear to have pedestrian access into wider settlement</li> </ul>

Site reference	183	Address	Land off Swan Lane, Shareshill	
Site size (ha)	0.28 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predi site's Green Belt harm. The full assessment of all minor			
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure	location for additional Green Be existing commitments, allocation Site Allocations Document.	The preferred strategy option does not identify the settlement of Shareshill as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document.		
delivery Sequential test	The site does not appear to have access to footways into the wider settlement. The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Shareshill is not a location identified for additional growth.			
Green Belt harm	Moderate-High			
Landscape sensitivity	Moderate	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	settlement. - Development would app - Well planted boundary a - The site is within a mine - The site is within a Coal	r to have access to footway bear to remove an agricultu areas may create an issue f ral safeguarding area Authority High Risk Area. rdable housing delivery is	ural field. For access.	
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road			
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Public Right of Way adjacent to western site boundary.</li> <li>Site is well contained by natural site boundaries.</li> </ul>		ding a greater	
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area</li> <li>Site does not appear to have pedestrian access into wider settlement</li> </ul>
	<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.

Site reference	184	Address	Land east of Manor Drive, Shareshill
Site size (ha)	2.19 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major positive or negative effects predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The preferred strategy option does not identify the settlement of Shareshill as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document. The site does not appear to have footway access into the wider village.		
Sequential test	The release of this site is not con the infrastructure-led strategy, s additional growth.	•	•
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>From the site heading to without pedestrian foot</li> <li>Development would apperent of the site is within a coal</li> <li>The site is within a coal</li> <li>The site is within a mine</li> </ul>	way. pear to remove an agric the boundaries of the s Authority High Risk Are	ultural field ite
	<u>County Highways assessment</u> Initial concerns due to A460 cap access width and need to provic north.	, , ,	•
Site opportunities	<ul> <li>Large site capable of providing a greater opportunity for good scheme design.</li> <li>Public Right of Way runs through the site.</li> <li>Site is well contained by natural boundaries.</li> </ul>		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lower Green Belt harm</li> </ul>		d in this broad location

<ul> <li>(site is 'moderate')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity</li> </ul>
<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.

Site reference	185	Address	Land off Manor Drive (south), Shareshill	
Site size (ha)	0.89 (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major positive or negative effects predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure	The preferred strategy option does not identify the settlement of Shareshill as a location for additional Green Belt release, with housing growth focussed on existing commitments, allocations and safeguarded sites identified in the 2018 Site Allocations Document.			
delivery	The site does not appear to have		-	
Sequential test		The release of this site is not considered necessary to meet the requirements of the infrastructure-led strategy, Shareshill is not a location identified for additional growth.		
Green Belt harm	Moderate			
Landscape	Moderate			
sensitivity				
Impact on historic	HESA scores the site an amber fo			
environment	environment, indicating no significant effects which cannot be mitigated are at			
	present predicted. The site score	-		
	historic environment, indicating			
	although archaeological mitigatio	on measures may be requir	ed.	
Known site constraints-From the site heading towards the village there is Saredon Road with no pedestrian footway		•	stretch of road down	
	<ul> <li>Development would appear to remove an agriculture/horsiculture use</li> <li>TPOs situated along the southern and eastern boundaries of the site</li> </ul>			
	<ul> <li>This site is within a Coal Authority High Risk Area.</li> <li>The site is within a mineral safeguarding area.</li> </ul>			
	<u>LLFA comments</u> Low risk			
	<u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road and access width and need to provide pedestrian facilities/check junction vis splay to north			
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> <li>Public Right of Way adjacent to the north-west corner of the site.</li> </ul>			
	- Site is well contained by			

Summary	Key positives and negatives
conclusions	<ul> <li>Lower Green Belt harm than the majority of land in this broad location (site is 'moderate')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity</li> </ul>
	<ul> <li><u>Conclusion</u></li> <li>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.</li> </ul>

## Wheaton Aston Site Proformas

Site reference	090	Address	The Paddock, Hawthorn Drive
Site size (ha)	1.03ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for	South Staffordshire Local Plan Review. The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have footway access into the wider village.Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release.There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	A small part of the site furthest away from the development boundary is in the Green Belt and has been assessed as high Green Belt harm.		
Landscape sensitivity	Moderate-High		
Historic Environment Site assessment (HESA) RAG score	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The only vehicular access option appears to be via Hawthorne Drive which is narrow and likely to be unsuitable for the level of development proposed.</li> <li>Approximately a third of the site is in Flood Zone 3</li> <li>A small part of the site is in the Green Belt</li> <li>From the site heading towards the village centre there is a stretch along Hawthorne Drive with no pedestrian footway</li> <li>Its development could result in a small area of woodland being removed.</li> <li>The site is within a mineral safeguarding area.</li> </ul>		

	LLFA commentsFRA recommended at planning stage to investigate possible watercourse.County Highways assessmentAccess may be an issue with visibility, narrowness and lack of footway.	
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> <li>Site well contained by defensible boundaries</li> </ul>	
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Unlike other land around the village, part of the site is within the Green Belt</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>	

Site reference	091	Address	Land at Brooklands	
Site size (ha)	0.40ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
	South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for		The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.			
Sequential test	The site does not appear to have footway access into the wider village. Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.			
Green Belt harm	Over a third of the site furthest away from the development boundary is in the Green Belt and has been assessed as high Green Belt harm.			
Landscape sensitivity	Moderate-High			
Historic Environment Site assessment (HESA) RAG score	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints	<ul> <li>No clear vehicular or pedestrian access to the site</li> <li>Site is heavily wooded</li> <li>Approximately a third of the site is in Flood Zone 3</li> <li>Over a third of the site is in the Green Belt</li> <li>From the site heading towards the village centre there is a stretch along School Road with no pedestrian footway</li> <li>Its development would appear to remove an area of woodland and existing residential building</li> <li>The site is within a mineral safeguarding area.</li> </ul>			

	<u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse. <u>County Highways assessment</u> Access may be an issue with visibility and lack of footway.	
Site opportunities	- Site contained by natural boundaries.	
	Part of site on previously developed land	
Proposed for	Key positives and negatives	
allocation.	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Unlike other land around the village, part of the site is within the Green Belt</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>	

Site reference	092	Address	Back Lane/Mill Lane
Site size (ha)	1.53ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	<ul> <li>Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The site does not appear to have footway access into the wider village.</li> </ul>		
infrastructure delivery			
Coquential test			
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate		
Historic Environment Site assessment (HESA) RAG score	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		current evidence,
Known site constraints	<ul> <li>From the site heading towards the village centre there is a stretch along Back Lane and Mill Lane with no pedestrian footway</li> <li>Its development would appear to remove an area of agricultural land</li> <li>The site is within a mineral safeguarding area.</li> </ul>		
	LLFA comments Low risk.		
	<u>County Highways assessment</u> Mill Lane unlikely to be suitable for additional dwellings due to insufficient width and lack of footway. Development of any more than 5 dwellings would render the access unsuitable.		

Site opportunities	<ul> <li>Large regular shaped site offers good permeability, providing a greater opportunity for good scheme design</li> <li>Site contained by natural boundaries.</li> <li>Opportunity to integrate site design with adjacent to Public Right of Way network along southern and eastern boundaries.</li> </ul>	
Proposed for	Key positives and negatives	
allocation.	<ul> <li>Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate').</li> </ul>	
	Highways authority raise initial concerns with access	
	Conclusion	
	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 and SAD Site 379.	

Site reference	094	Address	land off Primrose Close
Site size (ha)	2.24ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Impact on historic environment	The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have access footway access into the wider village.Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release.There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape	Moderate - High		
sensitivity			
Impact on historic environment	HESA scores the site an amber fo historic environment, indicating or are at present predicted.	no significant effects which	cannot be mitigated
Known site constraints	<ul> <li>wider village</li> <li>Well planted boundary o barrier to access.</li> <li>Development would app</li> <li>A very small part of the s safeguarding area.</li> </ul>	pedestrian access through f trees and mature hedge I ear to remove an area of a ite to the Western Bounda site without creating new	ine may create a gricultural land. ry is within a mineral
	County Highways assessment		

	OK in principle subject to location of access off existing hammerhead and	
	possible reduction in size of existing play area or relocation.	
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs to the north of the site.</li> </ul>	
	<ul> <li>Opportunity to integrate site design with adjacent open space</li> </ul>	
	<ul> <li>Regular shaped site offers good permeability providing greater</li> </ul>	
	opportunity for good scheme design.	
	<ul> <li>Well contained by strong landscape boundaries.</li> </ul>	
Proposed for	Key positives and negatives	
allocation.	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>Does not appear to have existing pedestrian access into the wider village</li> </ul>	
	Conclusion	
	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 and SAD Site 379.	

Site reference	377/093	Address	land adj Brook House Farm
Site size (ha)	1.91ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have footway access into the wider village. Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate		
Historic Environment Site assessment (HESA) RAG score	HESA scores the site an amber fo environment, indicating no signif present predicted. The site score historic environment, indicating although archaeological mitigatio	ficant effects which cannot is a green for indirect poter no concerns identified, on	be mitigated are at ntial harm to the current evidence,
Known site constraints	<ul> <li>From the site heading towards the village centre there is a stretch alor Back Lane and Mill Lane with no pedestrian footway</li> <li>Its development would appear to remove an area of agricultural land</li> <li>A small part of the west of the site is within a mineral safeguarding area</li> </ul>		y f agricultural land
	<u>LLFA comments</u> Low risk		
	County Highways assessment Mill Lane unlikely to be suitable f	for additional dwellings due	e to insufficient width

Site opportunities	<ul> <li>and lack of footway. Development of any more than 5 dwellings would render the access unsuitable.</li> <li>Opportunity to incorporate the Public Right of Way that runs through the site into scheme design.</li> <li>Large regular shaped site offers good permeability, providing a greater</li> </ul>
	opportunity for good scheme design
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate').</li> <li>Highways authority raise initial concerns with access</li> </ul>
	<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 and SAD Site 379.

Site reference	378a	Address	land off Broadholes Lane/Badgers End
Site size (ha)	0.93	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The site does not appear to have footway access into the wider village.</li> </ul>		
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape	Moderate - High		
sensitivity	_		
Historic Environment Site assessment (HESA) RAG score	HESA scores the site an amber for environment, indicating no signif present predicted. The site score historic environment. indicating although archaeological mitigatio	ficant effects which cannot as a green for indirect poten no concerns identified, on on measures may be requir	be mitigated are at ntial harm to the current evidence, red.
Known site constraints	<ul> <li>Site does not appear to have continuous footway access into the wider village</li> <li>Access to the site would require significant engineering works along the stretch of Broadholes Lane nearest the site.</li> <li>Its development would appear to remove an area of agricultural land.</li> </ul>		
	<u>LLFA comments</u> Low risk.		
	County Highways assessment Initial concerns with site access.		

Site opportunities	- Site adjacent to Public Right of Way network along northern boundary.
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>Does not appear to have existing pedestrian access into the wider village</li> </ul>
	<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 and SAD Site 379.

Site reference	379	Address	land off Back Lane/Ivetsey Close
Site size (ha)	2.09ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformituuith			Appraisal of the
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity Wheaton Aston in the Spatial Hou (2019) consultation.	-	
infrastructure delivery	The site, if delivered along with the adjacent SAD Site 379, would not deliver a small housing site of less than 1ha, failing to contribute towards the requirement to deliver at least 10% of our housing requirement on such sites. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have footway access into the wider village. Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate		
Impact on the historic environment	HESA scores the site an amber for environment, indicating no signif present predicted. The site scores historic environment, indicating r although archaeological mitigatic	icant effects which cannot s a green for indirect poter no concerns identified, on o	be mitigated are at itial harm to the current evidence,
Known site constraints	Bellhurst Lane and Ivetse development of the SAD this.	wards the village centre the y Road with no pedestrian allocation to the north of t ppear to remove an area o	footway, although he site could facilitate
	<u>LLFA comments</u> Low risk.		

	County Highways assessment OK in principle subject to adequate visibility splays and extension of existing footway. May need to extend 30mph limit.	
Site opportunities	<ul> <li>Large regular shaped site offers good permeability providing a great opportunity for good scheme design.</li> <li>Site adjacent to Public Right of Way network along eastern boundary.</li> </ul>	
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate').</li> <li>No existing footway access into the village without joint delivery alongside SAD Site 379</li> <li>Would not deliver a small site (&lt;1ha) if delivered alongside SAD Site 379</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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 and SAD Site 379.</li> </ul> </li></ul>	

Site reference	SAD Site 379	Address	Land east of Ivetsey Road
Site size (ha)	0.8ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> </ul>		
infrastructure delivery			
Sequential test	The site does not appear to have footway access into the wider village.Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release.There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on the historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Its development would a land.</li> </ul>	ppear to remove an area o	f agricultural /scrub
	<u>LLFA comments</u> Low risk.		
	<u>County Highways assessment</u> OK in principle subject to adequa footway. May need to extend 30r		nsion of existing
Site opportunities	-		
Proposed for allocation.		site options around the vil ite allocated by 2018 Site A	

Conclusion
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 426a.

Cito reference	202	Addross	land roor	
Site reference	382	Address	land rear Meadowcroft	
			Gardens/Hawthorne Road	
Site size (ha)	0.50ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.			
	The full assessment of all minor and major positive and negative sustain effects arising from the site is available in the Sustainability Appraisal of South Staffordshire Local Plan Review.			
Conformity with	The site provides an opportunity	to deliver some of the gro	owth identified for	
infrastructure led	Wheaton Aston in the Spatial Ho	using Strategy and Infrast	ructure Delivery Plan	
strategy and	(2019) consultation.			
opportunities for				
infrastructure	The site would have the capacity	to deliver one of the two	small sites as	
delivery	proposed for Wheaton Aston, co	ontributing towards the Co	uncil's requirement to	
	deliver at least 10% of our housi	ng requirement on sites no	o larger than one	
	hectare. This settlement was ide			
	in the Spatial Housing Strategy a			
	more recent monitoring evidence		l can meet its small	
	sites duty without additional allo	ocations.		
	The site does not appear to have footway access into the wider village			
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of		-	
	the growth proposed for the villa	• •		
		There are insufficient opportunities within the development boundary to deliver		
	the infrastructure-led strategy id	•	•	
	Council can now address its sma			
	release in the Open Countryside.			
Green Belt harm	n/a			
Landscape	Moderate-High			
sensitivity	-			
Impact on historic	HESA scores the site a green for			
environment	historic environment, indicating no concerns identified, on current evidence,			
	although archaeological mitigati			
Known site	· · ·	arty, no confirmation the		
constraints	- Vehicular access up Meadowcroft Gardens is unsuitable			
	-	ppear to remove an area	-	
		to have footway access in	nto the wider village	
	- Proximity to sewage works unsuitable			
	LLFA comments			
	Low risk			
	County Highways accounts			
	County Highways assessment			
	Not assessed - not available			

Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> </ul>
Proposed for	Key positives and negatives
allocation.	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>No willing landowner – suggested by third party</li> <li>No pedestrian access into wider village</li> </ul>
	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 and SAD Site 379.

Site reference	426a	Address	Bridge Farm 54 Long Street
Site size (ha)	0.59ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
	The centre of the site is approximately 580m to the village centre and 89 the nearest educational facility via existing pedestrian footway.		vay.
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape	n/a		
sensitivity Impact on the historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment. indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	settlement.	cess to pedestrian footway ear to remove an area of ag iildings	
	<u>LLFA comments</u> Low risk		
	<u>County Highways assessment</u> OK in principle subject to adequa	te visibility splays.	

Site opportunities	<ul> <li>Opportunity to design scheme that integrates well with residential frontages along Long Street.</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u> <ul> <li>Unlike Open Countryside site options around the village, the land is within the existing village development boundary</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>

Site reference	426b	Address	Bridge Farm 54 Long Street
Site size (ha)	1.33ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site, if delivered along with the adjacent Site 426a, would not deliver a small housing site of less than 1ha, failing to contribute towards the requirement to deliver at least 10% of our housing requirement on such sites. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. There does not appear to have footway access into the wider village.		
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate-High		
Impact on the historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints-The southern half of the site is within -From the site heading towards the vi although development of the 426a co Around a third of the site - furthest a boundary - is in Flood Zone 3.		wards the village there is n f the 426a could facilitate t e - furthest away from the c	o pedestrian footway his.
	<u>LLFA comments</u> FRA recommended at planning st	tage to investigate possible	watercourse
	County Highways assessment		

	OK in principle subject to adequate visibility splays.
Site opportunities	<ul> <li>The floodplain to the south east, canal to the north east and mature planting to the south represent strong defensible boundaries to contain</li> <li>When excluding flood zone 3 the site is less than 1 hectare and therefore can contribute to the NPPF requirement to allocate small sites.</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high').</li> <li>No existing footway access into the village without joint delivery alongside Site 426a</li> <li>Would not deliver a small site (&lt;1ha) if delivered alongside Site 426a</li> </ul> <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 and SAD Site 379.

Site reference	608	Address	Land adj Fenton House Lane
Site size (ha)	2.83ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructureThe site provides an opportunity to deliver some of the growth idea Wheaton Aston in the Spatial Housing Strategy and Infrastructure I (2019) consultation.Opportunities for infrastructureThe site would have the capacity to deliver one of the two small site			ucture Delivery Plan
delivery	<ul> <li>The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirem deliver at least 10% of our housing requirement on sites no larger than on hectare. This settlement was identified for housing growth on small sites ( in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). Ho more recent monitoring evidence suggests that the Council can meet its sr sites duty without additional allocations.</li> <li>The centre of the site is approximately 510m to the village centre and 450 the nearest educational facility via pedestrian footway.</li> </ul>		
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate – High		
Historic Environment Site assessment (HESA) RAG score	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints-The site could provide access to pedestr settlement. -Its development would appear to remove			
	<u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> OK in principle subject to appropr	riate access.	

Site opportunities	<ul> <li>Opportunity to incorporate the Public Right of Way that runs through the site into scheme design.</li> <li>Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane.</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high').</li> <li><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 and SAD Site 379.     </li> </ul>

Site reference	610	Address	Land off Marston Rd - Fenton House Lane	
Site size (ha)	2.65ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
Conformity with infrastructure led strategy and opportunities for infrastructure	South Staffordshire Local Plan Review. The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.			
delivery	The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.			
Sequential test	The centre of the site is approximately 580m to the village centre and 52m to the nearest educational facility via existing footpaths. Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.			
Green Belt harm Landscape sensitivity	n/a Moderate - High			
Historic Environment Site assessment (HESA) RAG score	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	settlement.	cess to pedestrian footway ppear to remove an area o ral safeguarding area.		
	LLFA comments At planning stage, rationalise gro	und levels or leave space f	or SW in site layout.	
	County Highways assessment			

	OK in principle subject to appropriate access
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs to the west and potential to link to Public Open Space to the north of the site.</li> <li>The sites proximity to St Mary's CE First School may reduce the need for vehicular journeys to the school.</li> <li>Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane.</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Adjacent to a key local facility (primary school)</li> </ul> <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 and SAD Site 379.

Site reference	614	Address	land off Back Lane
Site size (ha)	0.58ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> </ul>		
infrastructure delivery			
	The site does not appear to have	· · · · · · · · · · · · · · · · · · ·	-
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate		
Impact on the historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural /sc land.</li> </ul>		f agricultural /scrub
	<u>LLFA comments</u> Mitigable concerns - At planning for SW in site layout	stage, rationalise ground le	evels or leave space
	<u>County Highways assessment</u> Unsuitable, no apparent suitable	access.	
Site opportunities	<ul> <li>Small site could be delivered access).</li> <li>Public Right of Way runs alor</li> </ul>	-	laries (subject to

Proposed for	Key positives and negatives
allocation.	<ul> <li>Lesser landscape sensitivity than the majority of land in this broad</li> </ul>
	location (site is 'moderate').
	Highways authority raise initial concerns with access
	Conclusion
	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 and SAD Site 379.

Site reference	619	Address	Land off Fenton
Site size (ha)	0.87ha (gross)	Proposed use	House Lane 2 Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Wheaton Aston in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver one of the two small sites as proposed for Wheaton Aston, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 560m to the village centre and 275m to the nearest educational facility.		
Sequential test	Wheaton Aston is surrounded by Open Countryside and therefore the delivery of the growth proposed for the village will not require Green Belt release. There are insufficient opportunities within the development boundary to deliver the infrastructure-led strategy identified for Wheaton Aston, however the Council can now address its small sites duty without requiring further land release in the Open Countryside.		
Green Belt harm	n/a		
Landscape sensitivity	Moderate - High		
Impact on the historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment. indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site could provide access settlement.</li> <li>Its development would apped</li> <li>The site is within a mineral settlement is one TPO on the source</li> </ul>	ear to remove an area of a safeguarding area.	
	<u>LLFA</u> Low risk		
County Highways Assessment			

	OK in principle may require significant vis display improvements
Site opportunities	<ul> <li>Able to deliver a small site within existing field boundaries.</li> <li>Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane.</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high').</li> <li><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 and SAD Site 379.     </li> </ul>

## Pattingham Site Proformas

Site reference	249	Address	land adjacent Meadowside, off High Street
Site size (ha)	3.60ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> <li>The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> </ul>		
Sequential test Green Belt harm	<ul> <li>The centre of the site is approximately 560m to the village centre and 850m to the nearest educational facility via existing footway.</li> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.</li> </ul>		
Landscape sensitivity	Moderate-High High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site       -       The site is adjacent to an area of woodland and a sewage word constraints         constraints       -       The site could provide access to pedestrian footways into the settlement.         -       Its development would appear to remove an area of agriculture         LLFA comments       -		s into the wider	
	FRA recommended at planning st <u>County Highways assessment</u> Poor visibility, narrow road and la reduced off Chesterton Road. Mu	ack of footway. Would requist be considered further.	uire speed limit to be
Site opportunities	<ul> <li>The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land that makes up the wider site.</li> <li>Regular shaped site offers good permeability providing greater</li> </ul>		

	opportunity for good scheme design.
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul>
	<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 251.

Site reference	250	Address	land off Patshull Road	
Site size (ha)	3.68ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.			
Sequential test	The site does not appear to have footway access into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Pattingham. However the Council can now address itssmall sites duty without requiring further land release in the Green Belt.			
Green Belt harm	Moderate-High			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.			
Known site       -       The location of site gives it a sense of separation from the village constraints         -       From the site heading towards the village centre there is a subst stretch along Patshull Road with no pedestrian footway.         -       Its development would appear to remove an area of agricultural         LLFA comments       Low risk		om the village. ere is a substantial way.		
	County Highways assessment Poor visibility – would need spee to be considered further.			
Site opportunities	<ul> <li>The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land that makes up the wider site.</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> </ul>			
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul>
	<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 251.

Site reference	251 (safeguarded land)	Address	Hall End Farm
Site size (ha)	0.80ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, although this applies to the Green Belt area of the adjacent site The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Souri State provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site is a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.The site does not appear to have footway access into the wider village.		
Sequential test	This site is safeguarded land and therefore sequentially preferable to Green Belt sites and there are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a substantial stretch along Hall End Lane and Marlbrook Lane with no pedestrian footway, unless links through the rural exception site can be established.</li> <li>Its development would appear to remove an area of agricultural land/scrub land.</li> </ul>		
Site opportunities	County Highways assessment         Ok in principle subject to minor works.         -       Opportunity to deliver the only available non-Green Belt site in Pattingham.         -       Public Right of Way network adjacent to the north of site.		

	- Integrates well with existing residential frontages along Marlbrook Lane	
Summary	Key positives and negatives	
conclusions	In non-Green Belt safeguarded land allocated as safeguarded land in Site	
	Allocations Document 2018	
	Conclusion	
	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.	

Site reference	251 (Green Belt)	Address	Hall End Farm	
Site size (ha)	1.36ha (gross)	Proposed use	Residential	
Site selection	Assessment			
criteria				
SA Findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
	South Staffordshire Local Plan Re			
Conformity with infrastructure led strategy and opportunities for		The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan		
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.			
Green Belt harm	Vast majority of site near the development boundary is moderate harm. A small part of the site to the south is moderate high harm.			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site       -       From the site heading towards the village centre there is a su stretch along Hall End Lane and Marlbrook Lane with no pede footway, unless links through the rural exception site can be -         Its development would appear to remove an area of agriculture		h no pedestrian te can be established.		
	LLFA comments Low risk			
	<u>County Highways assessment</u> Initial concerns access is not achievable -would require footway along Hall End Lane.			
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs alor the Eastern edge of the site.</li> </ul>			
<ul> <li>Opportunity to contain site within an area of moderate Green Belt h</li> </ul>			ale Green Beit harm,	

	<ul> <li>fitting well into existing natural boundaries in the form of mature hedge lines to the south, east and west.</li> <li>Regular shaped sit offers good permeability providing greater opportunity for good scheme design</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Majority of the site is of lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> <li><u>Conclusion</u></li> <li>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 251 (safeguarded land).</li> </ul>

Site reference	252	Address	Land off Clive Road
Site size (ha)	3.65ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>There does not appear to be footway access into the wider village</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Vast majority of the site is moderate-high harm. Very small part of the site nearest the development boundary is moderate harm.		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a stretch along Clive Road with no pedestrian footway.</li> <li>It's development would appear to remove an area of agricultural land.</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> Poor visibility, narrow road and lack of footway off Clive Road. Pedestrian access would need to be considered further.</li> </ul>		
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs along the northern edge of the site.</li> </ul>		f Way that runs along

	<ul> <li>Site is well contained by natural boundaries</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>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')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity</li> </ul>

Site reference	253	Address	Land off Westbeech Road
Site size (ha)	4.26ha (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.		
	The full assessment of all minor and major positive and negative sustai effects arising from the site is available in the Sustainability Appraisal of South Staffordeking Logal Plan Parious		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity	South Staffordshire Local Plan Review. The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.	
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Majority of site is moderate – high. A small part of the site moderate harm.		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site       -       From the site heading towards the village there is a significal along Westbeech Road without pedestrian footpath         constraints       -       Site development would appear to remove an area of agriculand with a significant part of the site also heavily wooded.         -       There appears to be no clear access to the site.         LLFA comments       Low risk		ath ea of agricultural/scrub	

Site opportunities	<u>County Highways assessment</u> Initial concerns regarding suitability of access onto College Farm Close. Access arrangements would need to be resolved         -       Regular shaped site offers good permeability providing greater opportunity for good scheme design.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>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')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with achieving suitable access</li> </ul>

Site reference	255	Address	Land off Moor Lane
Site size (ha)	2.40ha (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA Findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Courfours it with	South Staffordshire Local Plan Re		
Conformity with infrastructure led strategy and opportunities for	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 680m to the nearest village/neighbourhood centre and 705m to the nearest educational facility.</li> </ul>		
infrastructure delivery			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic	HESA scores the site a green for o	HESA scores the site a green for direct potential harm to the historic	
environment	environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>It's development would appear to remove an area of agricultural lan</li> <li>There is a small cluster of TPOs on the northern boundary of the site</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>		of agricultural land.
	<u>County Highways assessment</u> OK subject to an appropriate acc	ess with adequate visibility	and new footway

	fronting the site off Moor Lane.	
Site opportunities	<ul> <li>The site is contained by strong residential and hedge line boundaries</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design</li> </ul>	
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'moderate')</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li> </ul>	

Site reference	257	Address	land at Highgate Farm, Wolverhampton Road
Site size (ha)	3.50ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate - High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a substantial stretch along Wolverhampton Road with no pedestrian footway.</li> <li>Development would appear to remove an area of agricultural/scrub lan</li> <li>Mature hedge line along Wolverhampton Road may present a barrier to accessing the site.</li> <li>Trees/shrubs throughout site may cause issue for delivery.</li> </ul>		rian footway. gricultural/scrub land. y present a barrier to
	<u>LLFA comments</u> Low risk		

	County Highways assessment	
	Unlikely to be suitable due to lack of pedestrian connectivity to village.	
Site opportunities	<ul> <li>There may be an opportunity to deliver a discreet small site within the large site parcel utilising nature field boundaries.</li> <li>Regular shared site offers good permeability providing a great opportunity for good scheme design</li> </ul>	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with lack of pedestrian connectivity</li> </ul>	
	not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 251.	

Site reference	400	Address	Land off Westbeech Road
Site size (ha)	3.40ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South State Provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have footway access into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Pattingham. However the Council can now address itssmall sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate-High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a substantial stretch along Patshull Road with no pedestrian footway.</li> <li>Its development would appear to remove an area of agricultural land.</li> <li><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</li> </ul>		
Site opportunities	County Highways assessment         OK in principle may require significant highways improvements.         -       The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land		dditional Green Belt
-	<ul><li>that makes up the wider</li><li>Regular shaped site offer</li><li>opportunity for good sch</li></ul>	site. rs good permeability prov	-
Summary	Key positives and negatives		

conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land around the village (site is 'high')</li> <li>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.</li> </ul>
	<ul> <li>Lack of pedestrian connections to wider village</li> <li><u>Conclusion</u></li> <li>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 251.</li> </ul>

Site reference	401	Address	Land adj Beech House Farm
Site size (ha)	1.00ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	The site would have the capacity Council's requirement to deliver no larger than one hectare. How that the Council can meet its sma The site does not appear to have	at least 10% of our housing ever, more recent monitor all sites duty without additi	g requirement on sites ing evidence suggests ional allocations.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Pattingham. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate-High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading towards the village centre there is a stretch alon Chesterton Road and Ridge Road with no pedestrian footway</li> <li>Its development would appear to remove an area of agricultural land.</li> </ul>		n footway
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Poor visibility, narrow road and I reduced.	ack of footway. Would req	uire speed limit to be
Site opportunities	<ul> <li>Opportunity to link into Public Right of Way Network to east of the site.</li> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> </ul>		
Summary conclusions	'moderate-high')	to the majority of land arou	
	<ul> <li>Similar landscape sensiti</li> </ul>	vity than the majority of la	nd around the village

<ul> <li>(site is 'high')</li> <li>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.</li> <li>Highways authority raise initial concerns with suitability of site access and pedestrian connectivity</li> </ul>
<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 251.

Site reference	421	Address	land between
			Rudge Road and
			Marlbrook Lane,
			Pattingham
Site size (ha)	0.90ha (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Caufauraitussith	South Staffordshire Local Plan R		and the interval for a
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Pattingham in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure	The site would have the capacity	/ to deliver a small site, co	ontributing towards the
delivery	Council's requirement to deliver	at least 10% of our housi	ng requirement on sites
	no larger than one hectare. How	vever, more recent monitor	oring evidence suggests
	that the Council can meet its sm	all sites duty without add	itional allocations.
-	The site does not appear to have footway access into the wider village.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure-		
	led strategy identified for Pattingham. However the Council can now address i		
Cuere Delt here	small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate-High Moderate		
Landscape sensitivity	Moderate		
Impact on historic	HESA scores the site a green for direct potential harm to the historic		
environment	environment, indicating no conc		
	archaeological mitigation measu		
	an amber for indirect potential harm to the historic environment, indicating no		
	significant effects which cannot		-
Known site constraints	-	wards the village centre	
	stretch along Marlbrook Lane and Ridge Road with no pedestrian footway.		
	-	appear to remove an area	of scrub land.
		ng Rudge Road and Marlk	
a barrier to accessing the site.			
	<ul> <li>Trees and shrubs throughout site may cause an issue for delivery.</li> </ul>		sue for delivery.
- Site has high habitat distinctiveness		,	
	LLFA comments		
	Low risk		
	County Highways assessment		
	Access not possible through existing residential. Access off Rudge Road or		ff Rudge Road or
	Marlbrook Lane difficult due to	narrow roads and lack of	footway.

Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity than the majority of land around the village (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with suitability of site access and pedestrian connectivity</li> <li>Area of high habitat distinctiveness</li> </ul> </li> <li>Conclusion         <ul> <li>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 251.             <ul> <li>-</li> </ul> </li> </ul></li></ul>

## Swindon Site Proformas

Site reference	312a	Address	land off Church
			Road/St John's
			Close, Swindon
Site size (ha)	0.28ha (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	<ul> <li>The site comprises of a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 740m to the nearest regular bus stop, 670m to the nearest village/neighbourhood centre and 950m to the nearest educational facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate – High		
Landscape	Low – Moderate		
sensitivity			
Impact on historic	HESA scores the site an amber fo	r direct potential harm to	the historic
environment	environment, indicating no significant effects which cannot be mitigated are at		be mitigated are at
	present predicted. The site scores a green for indirect potential harm to t		ntial harm to the
	historic environment, indicating	no concerns identified, on	current evidence,
	although archaeological mitigation	on measures may be requi	red.
Known site constraints	<ul> <li>Based on the site size and existing dwellings it is uncertain if the site may deliver affordable housing.</li> <li>The site appears to be able to provide access to pedestrian footways into the wider settlement; however, this may require some engineering works south along Church Road in County Highways controlled land.</li> <li>The development of the whole site would appear to require the demolition of two existing dwellings, meaning the site may not be able to deliver affordable housing.</li> <li>The site is within a mineral safeguarding area.</li> </ul>		

Site opportunities	LLFA comments         Low risk <u>County Highways assessment</u> Update in August 2016 - all sites reviewed together with representations         received to the preferred options consultation. Changed assessment score. Ok in         principle subject to detailed assessment to demonstrate adequate visibility splays         and an extension of the existing footway to create link to amenities.         -       The site is part brownfield.
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Unlikely to deliver affordable housing</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	SAD site 313	Address	Land off Himley Lane
Site size (ha)	0.24ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 250m to the nearest regular bus stop and 212m to the nearest village/neighbourhood centre and 420m to the		
Sequential test	nearest educational facility via existing footway.This site is allocated land and therefore sequentially preferable to Green Belt sites and there are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	settlement through the s - Its development would a - The site is within a miner - Correspondence with the unwilling/unable to deliv site boundaries	ppear to remove an area o	f agricultural land. they are
	LLFA comments Low risk		
	County Highways assessment Ok in principle - access presumed	d to be from existing constr	ucted approximately

	2010/11. Footway link would need to be provided to access safe passage of pedestrians to amenities.
Site opportunities	<ul> <li>Opportunity to deliver previously allocated land.</li> <li>The site is within the development boundary.</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul> </li></ul>

Site reference	313 (safeguarded land)	Address	Land off Himley Lane (Site 1)
Site size (ha)	0.80ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review. The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 340m to the nearest regular bus stop and 290m to the nearest village/neighbourhood centre and 566m to the nearest		
Sequential test	educational facility via existing footway. This site is safeguarded land and therefore sequentially preferable to Green Belt sites and there are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Swindon. Additional growth is required above the existing levels of safeguarded land and allocations in the settlement.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	settlement through the	access to pedestrian footwar site allocated in the SAD. appear to remove an area c eral safeguarding area.	
Site opportunities	Low risk <u>County Highways assessment</u> Ok in principle subject to signific would need to be provided to a - Opportunity to deliver t	<b>e</b> , ,	trians to amenities.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>In non-Green Belt safeguarded land allocated as safeguarded land in Site</li> </ul>		

Allocations Document 2018
<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.

Site reference	313 (Green Belt site)	Address	Land off Himley Lane (Site 1),
Site size (ha)	0.61ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is roughly 350m to the nearest regular bus stop, 300m to the nearest village/neighbourhood centre and 566m to the nearest educational facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate and Moderate-High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	settlement through - Its development wor - The site is within a m	le access to pedestrian fo the site allocated in the S uld appear to remove an a nineral safeguarding area the northern boundary.	AD. area of agricultural land.
	County Highways assessmen Ok in principle - access presu 2010/11. Footway link woul pedestrians to amenities.	med to be from existing d need to be provided to	access safe passage of
Site opportunities	<ul> <li>If brought forward with the safeguarded land the site could result in a less linear site area which may result in an opportunity for better site layout (than would be case if bringing forward the safeguarded land on</li> </ul>		

	<ul> <li>its own).</li> <li>Large site offers good permeability providing a greater opportunity for good scheme design</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Area of site nearest village is of lesser Green Belt harm than the majority of land around the village ('moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> </ul>
	<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 allocation of part of the site could deliver the Council's preferred spatial strategy if delivered alongside SAD Site 313.

Site reference	314	Address	Land off Wombourne Road (Site 2)
Site size (ha)	2.03ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 220m to the nearest regular bus stop, 620m to the nearest village/neighbourhood centre and 340m to the nearest educational facility via existing footway.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	settlement through.	ccess to pedestrian footwa ppear to remove an area c ral safeguarding area.	
	Low risk. <u>County Highways assessment</u> Ok in principle. Footway link wo of pedestrians to amenities. Wou	•	

Site opportunities	<ul> <li>Opportunity to connect to an existing Public Right of Way that runs through the site</li> <li>Large regular shaped site offers good permeability providing a greater opportunity for good scheme design</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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.</li> </ul></li></ul>

Site reference	315	Address	Land off Himley Lane (Site 3)
Site size (ha)	10.96ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructureThe site provides an opportunity to deliver some of the grow Swindon in the Spatial Housing Strategy and Infrastructure D consultation.opportunities for infrastructureA part of the site would have the capacity to deliver a small s towards the Council's requirement to deliver at least 10% of requirement on sites no larger than one hectare. This settler 		small site, contributing LO% of our housing settlement was identified Housing Strategy and cent monitoring evidence	
Sequential test	allocations. The centre of the site is approximately 255m to the nearest regular bus stop and 365m to the nearest village/neighbourhood centre and 550m to the nearest educational facility via existing footway. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	The majority of the site is identified as having very high harm, with a smaller part of the site to the south (0.4 ha) and to the north (5.1 ha) identified as high harm.		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Hinksford Lane.</li> <li>The site could provide settlement</li> <li>Its development would</li> </ul>	access to pedestrian for	rea of agricultural land.
	LLFA comments Low risk		
	County Highways assessmentOk in principle - presume accesClub. Existing footway wouldthe speed limit extended away	need extending to the p	-

Site opportunities	<ul> <li>The site is adjacent to the settlement's play area and playing pitches.</li> <li>Up to approximately 0.4ha (adj. Hinksford Ln) or 5.1ha (adj. Himley Ln) could be delivered without encroaching on areas of very high harm.</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>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')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> </ul>
	Conclusion
	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.

Site reference	412	Address	land off High Street/Brooklands, Swindon	
Site size (ha)	2.20ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 390m to the nearest regular bus stop and 295m to the nearest village/neighbourhood centre and 615m to the nearest educational facility via existing footway.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.			
Green Belt harm	Moderate			
Landscape sensitivity	Low – Moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>A large portion of the site shaped portion of land moutside the flood zone.</li> <li>The site is also adjacent to The site is within a miner</li> <li>The site appears to be about the site appeares to be about t</li></ul>	ble to provide access to peonough the flood zone restrict	nd 3 with an irregular .20ha of land lying al Alert Site (BAS). destrian footways into	

	LLFA comments Low risk	
Site opportunities	<u>County Highways assessment</u> No comment as site is not currently available - Adjacent to Staffordshire & Worcestershire Canal which provides access to green corridor/open space network.	
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>Not currently available</li> <li>Flood zone may constrain layout/access</li> </ul> </li> <li>Conclusion         <ul> <li>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.             <ul> <li>-</li> </ul> </li> </ul></li></ul>	

Site reference	437	Address	land off Church Rd/rear Baldwin Way
Site size (ha)	1.69ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm Landscape	Moderate – High       Low – Moderate		
sensitivity Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The eastern part of the single SBI and is classified as a line of the single sin</li></ul>	d if the site can provide ac settlement; may require sc h Road in County Highway	ll and Smestow Mill cess to pedestrian ome engineering
	<u>LLFA comments</u> Mitigable concerns – FRA recomr watercourse. <u>County Highways assessment</u>	mended at planning stage t	to investigate possible
	Concerns site is unsuitable due to	o a lack of pedestrian conn	ectivity

Site opportunities	<ul> <li>Regular shaped site offers good permeability providing a greater opportunity for good scheme design.</li> <li>Adjacent to Staffordshire &amp; Worcestershire Canal which provides access to green corridor/open space network.</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with pedestrian connectivity to wider village</li> </ul>

Site reference	682	Address	Reynolds Close, Swindon
Site size (ha)	0.34ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site comprises of a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
Sequential test	The site does not appear to have footway access into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Swindon. However the Council can now address itssmall sites duty without requiring further land release in the Green Belt.		
Green Belt harm	High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>There is no clear vehicular or pedestrian access to the site</li> <li>The site is heavily wooded</li> <li>Small site therefore affordable housing delivery is uncertain</li> <li>The site is within a mineral safeguarding area.</li> </ul> <u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate posswatercourse.		uncertain
	County Highways assessment Unsuitable, appears land locked.		
Site opportunities	<ul> <li>Adjacent to Staffordshire &amp; Worcestershire Canal which provides access to green corridor/open space network.</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>
	<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.

Site reference	717	Address	Land west of Church Road
Site size (ha)	2.55	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability		ative sustainability
	effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructureThe site provides an opport Swindon in the Spatial How consultation. A part of the contributing towards the operation in the spatial How consultation. A part of the contributing towards the operation in the spatial How 		y to deliver some of the gro Strategy and Infrastructure would have the capacity to d cil's requirement to deliver a to larger than one hectare. T n small sites (<1ha) in the Sp n (2019). However, more rec ncil can meet its small sites	Delivery Plan (2019) deliver a small site, at least 10% of our his settlement was patial Housing Strategy cent monitoring
Sequential test	<ul> <li>The centre of the site is approximately 580m to the nearest regular bus stop and 490m to the nearest village/neighbourhood centre and 820m to the nearest educational facility via existing footway.</li> <li>There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Swindon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.</li> </ul>		
Green Belt harm	High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	the wider settlement	• • •	
	<u>LLFA comments</u> -		
	<u>County Highways assessment</u> Initial concerns with access due	to levels.	
Site opportunities	-		

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land around the village (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> </ul>
	not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.
	-

Site reference	718	Address	Land west of Church Road 2	
Site size (ha)	1.36	Proposed use	Residential	
Site selection criteria	Assessment			
SA Findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Swindon in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. This settlement was identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.			
Sequential test	The site does not have pedestrian footway access into the wider village.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified for Swindon. However the Council can now address itssmall sites duty without requiring further land release in the Green Belt.			
Green Belt harm	High			
Landscape sensitivity	Low – Moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	wider settlement	r to have access to pede sult in the loss of an area eral safeguarding area.	·	
	<u>County Highways assessment</u> Initial concerns site is unsuitable due to a lack of pedestrian connectivity			
Site opportunities				
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm 'high')</li> </ul>	to the majority of land a	around the village (site is	

<ul> <li>Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with pedestrian connectivity into wider settlement</li> </ul>
<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.

### **Bednall Site Proformas**

Site reference	023	Address	Land West of
Site size (ha)	1.75ha	Proposed use	Church Farm Residential
Site selection	Assessment	Troposed use	Residentia
criteria			
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to the restricted access of site end users to employment opportunities and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bednall, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The site does not appear to have footway access into the wider village.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver limited housing growth for Bednall, although site 026 could present an opportunity to deliver a part brownfield site in the Green Belt.		
Green Belt harm	Moderate- High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural land and sports field.</li> <li>From the site heading towards the primary school there is a stretch along Common Lane with no pedestrian footway.</li> <li><u>LLFA comments</u> Low risk.</li> <li><u>County Highways assessment</u> Appears ok in principle subject to further investigation of visibility splay.</li> </ul>		
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> <li>The size of the site could offer opportunities for additional Green Belt</li> </ul>		

	compensation measures by providing public access to green belt land that makes up the wider site.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Site does not appear to have footway access to facilities in wider village</li> </ul>

Site reference	024	Address	Land at Bednall Hall Farm
Site size (ha)	1.07ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to the restricted access of site end users to employment opportunities and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bednall, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The site does not appear to have footway access into the wider village</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver limited housing growth for Bednall, although site 026 could present an opportunity to deliver a part brownfield site in the Green Belt. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate-High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
<ul> <li>Known site</li> <li>Its development would appear to remove an area of agricultural constraints</li> <li>From the site heading towards the primary school there is a stret Richfield Lane with no pedestrian footway.</li> <li>The site is within a mineral safeguarding area.</li> </ul>			
	LLFA comments Low-Risk <u>County Highways assessment</u> Initial concerns that access is not highway width and pedestrian co	-	• • • •
Site opportunities	-		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm</li> </ul>	to the majority of land in th	nis broad location (site

	is 'moderate-high')
	Similar landscape sensitivity to the majority of land in this broad location
	(site is 'high')
	<ul> <li>Major negative impacts predicted against employment criteria in the</li> </ul>
	Sustainability Appraisal
	<ul> <li>Major negative impacts predicted against the landscape criteria in the</li> </ul>
	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.
	<ul> <li>Highways authority raise initial concerns with access and pedestrian</li> </ul>
	connectivity
	Site does not appear to have footway access to facilities in wider village
	Conclusion
	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.
1	

Site reference	026	Address	Lower Bednall Farm- Site B	
Site size (ha)	1.01 ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to the restricted access of site end users to employment opportunities and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bednall, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.			
Sequential test	There are insufficient non-green Belt opportunities to deliver limited housing growth for Bednall. However the Council can now address its small sites duty without requiring further land release in the Green Belt. This site could present an opportunity to deliver a part brownfield site in the Green Belt.			
Green Belt harm	Moderate - High			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural buildings some of which are in B class employment use.</li> <li>From the site heading towards the primary school there is a stretch along Common Lane with no pedestrian footway.</li> <li><u>LLFA comments</u> Low risk.</li> <li><u>County Highways assessment</u></li> </ul>			
Site opportunities	Initial concerns access is not achievable due to visibility splay issue.         -       Opportunity to deliver a discreet small site (<1ha), within the boundary of the existing farm buildings/employment site.			
Summary conclusions	Key positives and negatives			

	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> <li>Site does not appear to have footway access to facilities in wider village</li> </ul>
	relative sustainability of Tier 4 settlements, the site is not considered to perform
	so well as to warrant allocation.
1	

### **Dunston Site Proformas**

Site reference	029a	Address	School Lane
Site size (ha)	3.35 (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	No major negative or positive eff	fects are predicted.	
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Dunston, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
delivery	Part of the site could contribute towards the Council's requirement to delive least 10% of our housing requirement on sites no larger than one hectare. settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, recent monitoring evidence suggests that the Council can meet its small site duty without additional allocations.		n one hectare. Tier 4 es (<1ha) in the 019). However, more
	The centre of the site is approximately 370m from the nearest hourly or b bus stop via existing footway and 220m from the nearest educational faci		
Sequential test	Dunston is surrounded by Open Countryside and therefore the delivery of growth for the village will not require Green Belt release. No opportunities to deliver development within the Dunston development boundary have been put forward and therefore any growth proposed for Dunston would be in the surrounding Open Countryside.		
Green Belt harm	-		
Landscape sensitivity	Low-moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site-The development would appear to remove an area of agricul constraintsconstraints-From the site heading towards the school there is a stretch a Lane with no pedestrian footwayThe site is within a mineral safeguarding area-Well planted boundary may present a barrier to accessing th Potential for noise/air quality issues		stretch along School	
	<u>LLFA comments</u> Low Risk - however note Dunston has historic flooding		
	<u>County Highways assessment</u> Initial concerns access is not achievable due to deliverability of new junction and ghost right turn onto A449.		

Site opportunities	-
Summary	Key positives and negatives
conclusions	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Highways authority raise initial concerns with access</li> </ul>
	<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.

Site reference	487	Address	Land rear The Cottage
Site size (ha)	3.18ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Dunston, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>Part of the site could contribute towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 450m from the nearest hourly or better bus stop via existing footway.</li> </ul>		
Sequential test	Dunston is surrounded by Open Countryside and therefore the delivery of growth for the village will not require Green Belt release. No opportunities to deliver development within the Dunston development boundary have been put forward and therefore any growth proposed for Dunston would be in the surrounding Open Countryside.		
Green Belt harm	-		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints-From the site heading towards the school there is a short stree School Lane with no pedestrian footway Its development would appear to remove an area of agricultu dwellings/farm buildings The site is within a mineral safeguarding area. Site is located the other side of the A449 from Dunston village first school Part of the site in in Flood Zone 3, however it appears a small could be delivered without encroaching into the flood zone.		of agricultural land and ston village and its ars a small site (<1ha)	
	<u>LLFA comments</u> Low risk. <u>County Highways assessment</u> Unsuitable, no apparent suitable	200000	

Site opportunities	- The site appears to be part brownfield.	
Summary	Key positives and negatives	
conclusions	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> </ul>	
	Highways authority raise initial concerns with access	
	Conclusion	
	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.	

Site reference	588	Address	Dunston Dairy Farm
Site size (ha)	62.43ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Dunston, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site is a very large strategic site proposal; however, part of the site adjoining Dunston village could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is 450m from the nearest hourly or better bus stop via existing footpaths.</li> </ul>		
Sequential test	Dunston is surrounded by Open Countryside and therefore the delivery of growth for the village will not require Green Belt release. No opportunities to deliver development within the Dunston development boundary have been put forward and therefore any growth proposed for Dunston would be in the surrounding Open Countryside.		
Green Belt harm	-		
Landscape sensitivity	The majority of the site including the area nearest Dunston village is low- moderate sensitivity and therefore any development of a scale appropriate for a Tier 4 settlement could avoid an area to the west of the site which is identified as moderate sensitivity.		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>From the site h School Lane wit</li> <li>Its developmer</li> <li>The site is with</li> <li>Potential for no</li> <li>Part of the site</li> <li>the planned lev</li> <li>requiring devel</li> <li>Mature trees and</li> </ul>	eading towards the school ther th no pedestrian footway. It would appear to remove an a in a mineral safeguarding area. Dise/air quality issues. in in Flood Zone 3, however the rel of growth suitable for a tier opment in close proximity to it. nd hedgerow may present barri ion of high habitat distinctivene	rea of agricultural land e site could accommodate 4 settlement without ier to accessing the site.
	LLFA comments Mitigable concerns- FRA	A recommended at planning	

Site opportunities	<u>County Highways assessment</u> Initial concerns access is not achievable due to lack of footways. - Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site	
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with access</li> <li><u>Conclusion</u></li> <li>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.</li> </ul>	

### **Bishops Wood Site Proformas**

Site reference	096	Address	Land off Offoxey Road and Ivetsey Bank Road
Site size (ha)	4.14ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bishops Wood, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of this site is approximately 785m from the nearest education facility via existing footpaths		
Sequential test	There are insufficient non-Green Belt opportunities to deliver limited housing growth for Bishops Wood. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate-High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural land</li> <li>The site could provide access to pedestrian footways into the wider settlement.</li> <li>The site is within a mineral safeguarding area.</li> <li>Application submitted on part of land for rural exception site</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> OK in principle subject to an appropriate access</li> </ul>		
Site opportunities	Degular shaped site offer	s good permeability provid	ling graatar

<ul> <li>opportunity for good scheme design.</li> <li>The size of the site could offer opportunities for additional Green Belt compensation measures by providing public access to green belt land that makes up the wider site.</li> </ul>
Key positives and negatives
<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>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.</li> <li>Site has a well advanced planning application for a rural exception site</li> </ul>
(19/00952/FUL) <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.

Site reference	097	Address	Land south of Bishops Wood
Site size (ha)	5.13ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bishops Wood, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver limited housing growth for Bishops Wood. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate - High		
Landscape sensitivity	High		
Impact on historic environment Known site	HESA scores the site a green for environment, indicating no conc archaeological mitigation measu an amber for indirect potential h significant effects which cannot	erns identified, on current ires may be required. The I harm to the historic enviror be mitigated are at present	evidence, although HESA scores the site ament, indicating no t predicted
constraints	<ul> <li>Its development would appear to remove an area of agricultural land</li> <li>Potential for air quality issues</li> <li>This site is within a mineral safeguarded area</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> Ok in principle, subject to road widening to provide footway.</li> </ul>		
Site opportunities	opportunity for good sch - The size of the site could	offer opportunities for ad by providing public access	ditional Green Belt

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>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.</li> <li>Site does not appear to have footway access to facilities in wider village</li> </ul>
	Conclusion
	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.

Site reference	099	Address	Land off Ivetsey Bank Road
Site size (ha)	1.15ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bishops Wood, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver limited housing growth for Bishops Wood. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate - High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural land</li> <li>There is a substantial stretch along Ivetsey Bank Road heading towards the wider village and First School with no pedestrian footpath</li> <li>The site is in a mineral safeguarding area</li> <li><u>LLFA comments</u> Low risk.</li> <li><u>County Highways assessment</u> Initial concerns access is not achievable due to lack of footways.</li> </ul>		
Site opportunities	-		
Summary conclusions	is 'moderate-high')	to the majority of land in tl vity to the majority of land	

<ul> <li>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.</li> <li>Highways authority raise initial concerns with lack of pedestrian connectivity</li> </ul>
<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.

# **Bobbington Site Proformas**

Site reference	319	Address	Land west of Six Ashes Rd
Site size (ha)	3.93ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the criteria economy and employment, due to the restricted access of site end users to employment opportunities. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bobbington, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan		
	(2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 300m from the nearest education facility via existing footpaths.		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Bobbington. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site       -       The development would appear to remove an area of agricult constraints         -       The site is adjacent to a Local Wildlife Site         -       A mature hedge line along Six Ashes Road could provide a baa accessing the site         -       Small cluster of TPOs on site         -       The site is in a mineral safeguarding area		C	
	<u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate p watercourse <u>County Highways assessment</u>		to investigate possible
Site opportunities	Ok in principle subject to an appropriate access.         -       Opportunity to link to the Public Right of Way running through the site, providing access to the adjacent Local Wildlife Site         -       Regular shaped site offers good permeability providing greater opportunity for good scheme design.		2

	<ul> <li>Integrates well into existing residential frontages along the highway</li> </ul>	
Summary	Key positives and negatives	
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> </ul>	
	<ul> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>Conclusion</li> </ul>	
	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.	

Site reference	320	Address	Land rear of 19 Six Ashes Road	
Site size (ha)	0.64ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. Major negative effects are predicted against the criteria economy and employment, due to the restricted access of site end users to employment opportunities. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity 4 settlements such as Bobbingto Strategy and Infrastructure Deliv	n, as identified in the in th very Plan (2019) consultation	e Spatial Housing on.	
infrastructure delivery	The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village.			
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Bobbington. However the Council can now address its small sites duty without requiring further land release in the Green Belt.			
Green Belt harm	Moderate			
Landscape sensitivity	Moderate - High			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints-From the site heading towards the school there is a Six Ashes Road with no pedestrian footway Its development would appear to remove an area or including agricultural buildings/structures.		-		
	<u>LLFA comments</u> Mitigable concerns - FRA recommenter watercourse <u>County Highways assessment</u>	mended at planning stage	to investigate possible	
Site opportunities	<ul> <li>Initial concerns access is not achievable due to visibility splay issues.</li> <li>The site is small and well contained, particularly by woodland to the south and east, and therefore could offer an opportunity to deliver a discreet small site (&lt;1ha).</li> </ul>			

	<ul> <li>Regular shaped site offers good permeability providing greater</li> </ul>
	opportunity for good scheme design.
	- Site integrates well with existing residential frontages along the highway
Summary	Key positives and negatives
conclusions	• Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')
	<ul> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> </ul>
	<ul> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> </ul>
	<ul> <li>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.</li> <li>Highways authority raise initial concerns with site access</li> <li>Site does not appear to have footway access into wider village</li> </ul>
	<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.

Site reference	321	Address	Land adj. Bannockburn, Six Ashes Road
Site size (ha)	0.99ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the criteria economy and employment, due to the restricted access of site end users to employment opportunities. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bobbington, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 120m from the nearest education facility via existing footpaths.</li> </ul>		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Bobbington. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate - High		
Landscape sensitivity	High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The development would appear to remove an area of agricultural land</li> <li>A mature hedge line and trees along Six Ashes Road could provide a barrier to accessing the site</li> <li>This site is within a mineral safeguarding area</li> <li><u>LLFA comments</u> Low risk.</li> <li><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</li> </ul>		
Site opportunities	<ul> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design.</li> <li>the site is small and well contained and therefore could offer an opportunity</li> </ul>		

	to deliver a discreet small site (<1ha), subject to suitable access.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> </ul>
	<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.

Site reference	410	Address	Land adj Corbett Primary School, Six Ashes Road
Site size (ha)	1.02ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the criteria economy and employment, due to the restricted access of site end users to employment opportunities. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Bobbington, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The centre of the site is approximately 200m from the nearest education facility		
Sequential test	<ul> <li>via existing footpaths.</li> <li>There are no non-Green Belt opportunities to deliver a small housing site in</li> <li>Bobbington. However the Council can now address its small sites duty without</li> <li>requiring further land release in the Green Belt.</li> </ul>		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural land</li> <li>This is a cross boundary site with a substantial part of the site in Shropshire which could lead to irregular site boundaries.</li> <li>A mature hedge line along Six Ashes Road could prove a barrier to accessing the site.</li> <li>A substantial part of the site includes a mature wooded belt that is likely to restrict scheme design.</li> <li>The site is within a mineral safeguarding area</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u></li> </ul>		

	Ok in principle, subject to significant works to provide vis splay and road speed alterations.	
Site opportunities	-	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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</li> </ul>	

# **Trysull Site Proformas**

Site reference	327	Address	Land adj the Vicarage school
Site size (ha)	0.61ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the transport and accessibility criteria, due lack of access to transport options and facilities, including road, footway and public transport. Major negative effects are predicted against the employment criteria, due to limited access of site-end users to employment opportunities. Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The site provides an opportunity to deliver some of the growth identified for Tier4 settlements such as Trysull, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.The site does not appear to have footway access into the wider village.		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Trysull. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Low – Moderate		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>Its development would</li> <li>The site is within a mine</li> <li>Clusters of TPOs located</li> </ul>		of paddock/scrub land
	LLFA comments Low risk. <u>County Highways assessment</u> Unsuitable, no apparent suitabl	e access.	
Site opportunities	<ul> <li>The site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (&lt;1ha), subject to suitable access.</li> <li>Opportunity to connect to an existing Public Right of Way that run to the</li> </ul>		

	south of the site.
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>Major negative impacts predicted against transport and accessibility criteria in the Sustainability Appraisal</li> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>

Site reference	328	Address	Land to rear Manor House, Seisdon Road
Site size (ha)	047ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	criteria, due to limited acc the sites landscape sensiti The full assessment of all r	vity. ninor and major positive ar	ployment opportunities and nd negative sustainability
	_	e is available in the Sustaina Plan Review	ability Appraisal of the
Conformity with infrastructure led strategy and opportunities for	South Staffordshire Local Plan Review.The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Trysull, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The site could deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.The site does not appear to have footway access into the wider village.		
infrastructure delivery			
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Trysull. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Low – Moderate		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	rear of a Manor H	ral safeguarding area	area of garden land to the
	<u>LLFA comments</u> Low risk.		
	County Highways assessm		
Site opportunities	<ul> <li>Unsuitable, no apparent suitable access.</li> <li>The site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (&lt;1ha), subject to access.</li> <li>Opportunity to connect to an existing Public Rights of Way that run to</li> </ul>		

	the south and the west of the site.
Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>

Site reference	329	Address	Land rear of "The Plough" Public House, School Road	
Site size (ha)	1.10ha (gross)	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to limited access of site-end users to employment opportunities and the sites landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Trysull, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.			
Sequential test	The site does not appear to have footway access into the wider village. There are no non-Green Belt opportunities to deliver a small housing site in Trysull. However the Council can now address its small sites duty without requiring further land release in the Green Belt.			
Green Belt harm	Low – Moderate			
Landscape sensitivity	Moderate – High			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site is within a miner</li> <li>Clusters of TPOs located</li> <li>The site is backland, ther access</li> <li><u>LLFA comments</u></li> <li>Low Risk</li> <li><u>County Highways assessment</u></li> </ul>	on site efore there is no direct peo		
	Unsuitable, no apparent suitable			
Site opportunities	- Opportunity to connect to an existing Public Right of Way that runs			

	through the site
Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>
	<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.

Site reference	544	Address	Land adj the Manor House 2
Site size (ha)	1.36ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to limited access of site-end users to employment opportunities and the sites landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Trysull, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Trysull. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>Unclear how vehicular o</li> <li>The site is within a mine</li> <li>Unable to deliver a smal boundaries</li> <li>There are clusters of TPC</li> </ul>	appear to remove an area o r pedestrian access to the s ral safeguarding area. I site without creating new Os along the east boundary refore there is no direct peo	ite could be achieved defensible that borders site 329
	LLFA comments Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout		
	County Highways assessment		

	Unsuitable, no apparent suitable access.	
Site opportunities	<ul> <li>Opportunity to connect to an existing Public Rights of Way that run to the north and the west of the sites</li> </ul>	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>	

Site reference	588	Address	Land off Crockington Lane
Site size (ha)	3.79ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the employment and landscape criteria, due to limited access of site-end users to employment opportunities. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Trysull, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations. The site does not appear to have footway access into the wider village		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Trysull. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm Landscape sensitivity	Moderate Moderate High		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>Its development would app</li> <li>From the site heading towa along Crockington Lane</li> <li>The site is within a mineral</li> <li>Unable to deliver a small sit</li> <li><u>LLFA comments</u> Mitigable concerns - At planning for SW in site layout</li> <li><u>County Highways assessment</u> Initial concerns access is not achie footway concerns.</li> </ul>	rds the school there is no p safeguarding area. te without creating new de stage, rationalise ground le	edestrian footway fensible boundaries evels or leave space
Site opportunities	- Opportunity to connect t	to an existing Public Rights	of Way that runs to

	the west of the site
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against employment criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access and pedestrian connectivity</li> </ul>

## Seisdon Site Proformas

Site reference	358	Address	Land between Post Office Road & Fox Road
Site size (ha)	3.66ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the sites landscape sensitivity and new residents' distance from both primary and secondary education The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructureThe site provides an opportunity to deliver 4 settlements such as Seisdon, as identified and Infrastructure Delivery Plan (2019) const towards the Strategy and bart of the site would have the capacity to towards the Council's requirement to deliver requirement on sites no larger than one here identified for housing growth on small sites		to deliver some of the grous identified in the in the Spa (2019) consultation. capacity to deliver a small nt to deliver at least 10% o an one hectare. Tier 4 sett small sites (<1ha) in the Sp	atial Housing Strategy site, contributing f our housing lements were atial Housing Strategy
Sequential test	<ul> <li>and Infrastructure Delivery Plan (2019). However, more recent monitoring</li> <li>evidence suggests that the Council can meet its small sites duty without</li> <li>additional allocations.</li> <li>The centre of the site is approximately 400m from the nearest convenience store</li> <li>via existing footway.</li> <li>There are no non-Green Belt opportunities to deliver a small housing site in</li> <li>Sesidon. However the Council can now address its small sites duty without</li> </ul>		
Green Belt harm	requiring further land release in the Green Belt. Moderate		
Landscape sensitivity	Moderate high		
Impact on historic environment	HESA scores the site a green for b historic environment, indicating although archaeological mitigatio	no concerns identified, on	current evidence,
Known site constraints	<ul> <li>Its development would appea</li> <li>The site is within a mineral sa</li> <li>Clusters of TPOs situated alor</li> </ul>	feguarding area.	
	LLFA comments Low risk. <u>County Highways assessment</u> Ok in principle, subject to demon site boundary.	estrating vis splay and demo	olition of house within
Site opportunities	- Opportunity to link to the public right of way to the northeast of the site.		
Proposed for allocation.	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm</li> </ul>	to the majority of land in th	nis broad location (site

is (moderate()
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.
Conclusion
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.

Site reference	359	Address	Land adj Home Farm, Crockington Lane
Site size (ha)	4.09ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the sites landscape sensitivity and Green Belt harm and new residents' distance from both primary and secondary education The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		It harm and new ation ative sustainability
	South Staffordshire Local Plan Re	-	, ppraiour or the
Conformity with infrastructure led strategy and opportunities for	The site provides an opportunity 4 settlements such as Seisdon, as and Infrastructure Delivery Plan	s identified in the in the Sp	
infrastructure delivery	A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (<1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.		
	The site does not appear to have footway access into the wider village.		
Sequential test	There are no non-Green Belt opportunities to deliver a small housing site in Sesidon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate - High		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	<ul> <li>From the site heading toward along Crockington Lane with</li> <li>Its development would appear</li> <li>A Mature woodland belt alon accessing the site and create</li> <li>The site is within a mineral sate</li> <li>Large amount of TPOs situate</li> </ul>	no pedestrian footway. ar to remove an area of aging ng Crockington Lane may pr a sense of separation from afeguarding area.	ricultural land. rovide a barrier to the wider village.
	LLFA comments Low risk.		
	<u>County Highways assessment</u> Initial concerns access is not achievable. No pedestrian footway and unlikely to be feasible due to narrow lane.		

Site opportunities	Large regular shaped site offers good permeability providing a greater opportunity for good scheme design.	
Proposed for allocation.	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>	
	<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.	

Site reference	671	Address	Land West of Fox Road
Site size (ha)	3.29ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape and education criteria, due to the sites landscape sensitivity and new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Seisdon, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 270m from the nearest local convenience</li> </ul>		
Sequential test	store via existing footways.There are no non-Green Belt opportunities to deliver a small housing site in Sesidon. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Its development would appear to remove an area of agricultural land.</li> <li>A very mature hedge line along Fox Road may present a barrier to accessin the site</li> <li>The site is within a mineral safeguarding area.</li> <li>TPO situated within the site, along the southern boundary</li> <li><u>LLFA comments</u> Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout.</li> <li><u>County Highways assessment</u></li> </ul>		sent a barrier to accessing oundary
Site opportunities	Ok in principle subject to		with residential frontages

	<ul> <li>Opportunity to better integrate the recent development to the north of the site with the main village.</li> <li>Regular shaped site offers good permeability providing greater opportunity for good scheme design</li> <li>Opportunity to integrate the site with Fox Road playing fields within proposed site</li> </ul>
Proposed for allocation.	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> <li>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.</li> </ul>

Site reference	702	Address	Land off Fox Road
Site size (ha)	2.08 (gross)	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.		
			1
		I minor and major positive and	
	South Staffordshire Local	ite is available in the Sustainal	bility Applaisal of the
Conformity with		ortunity to deliver some of the	a growth identified for Tier
infrastructure led		isdon, as identified in the in th	•
strategy and		ry Plan (2019) consultation.	
opportunities for		,	
infrastructure	A part of the site would h	have the capacity to deliver a s	small site, contributing
delivery		quirement to deliver at least 1	-
		larger than one hectare. Tier 4	
	00	owth on small sites (<1ha) in the	
		ry Plan (2019). However, mor	_
	additional allocations.	ne Council can meet its small s	sites duty without
	The site does not appear	have footway access into the	wider village.
Sequential test		Belt opportunities to deliver a	
	Sesidon. However the Council can now address its small sites duty without		
	requiring further land rel	ease in the Green Belt.	
Green Belt harm	Moderate- High		
Landscape	Moderate – High		
sensitivity			
Impact on historic environment	_	een for both direct and indired	
environment		licating no concerns identified	
	although archaeological	mitigation measures may be r	equired.
Known site	- The site appears	to remove an area of agricult	ural land
constraints		a mineral safeguarding area	
	- From the site hea	ading towards the convenienc	e store there is a
	significant stretc	h along Fox Road without ped	estrian footway.
	LLFA comments		
	Low risk		
	County Highways assessr	nont	
	Ok in principle subject to		
Site opportunities		and well contained and theref	ore could offer an
		eliver a discreet small site (<1)	
Proposed for	Key positives and negative		
allocation.	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> </ul>		ind in this broad location
	-	e sensitivity to the majority of	land in this broad location
	(site is 'moderate	• •	
	<ul> <li>Major negative in</li> </ul>	mpacts predicted against the e	education criteria in the

<ul> <li>Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with access</li> </ul>
<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.

## **Himley Site Proformas**

Site reference	335a	Address	The Limes, Plantation Lane
Site size (ha)	0.70ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides an opportunity 4 settlements such as Himley, as and Infrastructure Delivery Plan A part of the site would have the towards the Council's requirement requirement on sites no larger th identified for housing growth on and Infrastructure Delivery Plan evidence suggests that the Coun additional allocations. The site does not appear to have	identified in the in the Spa (2019) consultation. e capacity to deliver a smal ent to deliver at least 10% of han one hectare. Tier 4 set small sites (<1ha) in the Sp (2019). However, more red cil can meet its small sites	atial Housing Strategy I site, contributing of our housing tlements were patial Housing Strategy cent monitoring duty without
Sequential test	Site 335a is a small (<1ha) non-Green Belt site in the Himley development boundary that may be suitable subject to overcoming access constraints.		
Green Belt harm	n/a	, 0	
Landscape sensitivity	n/a		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>From the site heading to footway along Himley La</li> <li>Its development would a</li> </ul>	wards the farm shop there ane appear to remove an area o ccess to the site could be a	e is no pedestrian of scrub land
	LUFA comments Low risk <u>County Highways assessment</u> Initial concerns access is not ach drive.	ievable- would require upg	grading of private
Site opportunities	- Opportunity to deliver the	ne only non-Green Belt site well contained small site v	
Summary conclusions	Key positives and negatives           • Site is within the develop	pment boundary, unlike ot	her site options

<ul> <li>around the village</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with access</li> </ul>
<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.

Site reference	335b	Address	The Limes, Plantation Lane
Site size (ha)	0.53ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Himley, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 330m to the nearest hourly or better bus stop via existing footpaths.</li> </ul>		
Sequential test	There is a non-green belt site (335a) but this doesn't appear to be acceptable in highways terms. However the Council can now address its small sites duty without requiring further land release in the Green Belt.		
Green Belt harm	Moderate		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		current evidence,
Known site constraints	<ul> <li>From the site heading t footway along Himley La</li> <li>The site is within a mine</li> </ul>		e is no pedestrian
	Initial concerns access is not achievable- would require upgrading of private drive and access through adjacent site.		
Site opportunities	- Opportunity to deliver a village.	well contained small site	within the centre of the

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with access</li> </ul>
	<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.

Site reference	479a	Address	Land off Brignorth Road (East)
Site size (ha)	1.30ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Himley, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 100m from the nearest hourly or better</li> </ul>		
Sequential test	bus stop via existing footpaths.         There is a non-green belt site (335a) but this doesn't appear to be acceptable in         highways terms. However the Council can now address its small sites duty without         requiring a furth on long dialogoe in the Crease Palls		
Green Belt harm	requiring further land release in the Green Belt. Moderate		
Landscape sensitivity	Low - Moderate		
Impact on historic environment	HESA scores the site an amb environment, indicating no s present predicted. The site s historic environment, indicat although archaeological miti	ignificant effects which ca cores a green for indirect ting no concerns identified	annot be mitigated are at potential harm to the d, on current evidence,
Known site constraints	<ul> <li>Its development worland</li> <li>From the site headin footway along Himle</li> <li>The site is within a magnetic footway along heading</li> </ul>	uld appear to remove an a g towards the farm shop y Lane. hineral safeguarding area.	area of agricultural/scrub there is no pedestrian
	LLFA comments Low risk <u>County Highways assessmen</u> Initial concerns due to poten demonstrate connectivity to	tial junction capacity issu	es, would need to
Site opportunities	<ul> <li>Opportunity to design</li> </ul>	n scheme that integrates	well with residential

	frontages along Bridgnorth Road.
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Highways authority raise initial concerns with junction capacity and connectivity</li> </ul>
	<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.

Site reference	707	Address	Land at Himley
Site size (ha)	2.61	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the sites' Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site provides an opportunity to deliver some of the growth identified for Tier 4 settlements such as Himley, as identified in the in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>A part of the site would have the capacity to deliver a small site, contributing towards the Council's requirement to deliver at least 10% of our housing requirement on sites no larger than one hectare. Tier 4 settlements were identified for housing growth on small sites (&lt;1ha) in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019). However, more recent monitoring evidence suggests that the Council can meet its small sites duty without additional allocations.</li> <li>The centre of the site is approximately 180m from the nearest hourly or better</li> </ul>		
Sequential test	bus stop via existing footpaths.There is a non-green belt site (335a) but this doesn't appear to be acceptable inhighways terms. However the Council can now address its small sites duty withoutrequiring further land release in the Green Belt.		
Green Belt harm	Moderate-high		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for environment, indicating no conce archaeological mitigation measu an amber for indirect potential h significant effects which cannot h	erns identified, on current res may be required. The H harm to the historic environ	evidence, although IESA scores the site ment, indicating no
Known site constraints		north junction capacity issues, w	is no pedestrian
Site opportunities		heme that integrates well	with residential

Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with junction capacity and connectivity</li> </ul>
	<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.

## Northern Edge of Black Country Site Proformas

Site reference	Site 102	Address	land at Garrick Works, Garrick
			Farm, Stafford Road
Site size (ha)	2.06	Proposed use	Residential-led
Site selection criteria	Assessment	L	
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education facilities and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 330m to the nearest regular bus stop, 6.8km to the nearest train station, 1.2km to the nearest local convenience store and 2.0km to the nearest education facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	Moderate	Moderate	
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Wolverhampton</li> <li>The site's development v buildings and a substanti</li> <li>The site is within a miner</li> </ul>	-	
	LLFA comments Mitigable concerns – suspected f rationalise ground levels or leave		
	County Highways assessment Initial concerns over access but v	vould require agreement of	<sup>f</sup> Highways England to

	any scheme design.	
Site opportunities	<ul> <li>A linear well-lit cycle path also runs east from the western edge of the site along the A449 to the strategic employment sites at i54 to the south and Four Ashes to the north</li> <li>The site appears to be well contained by well established tree planting buffers to the south and east</li> </ul>	
Proposed for	Key positives and negatives	
allocation.	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> </ul>	
	<ul> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> </ul>	
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>	
	<ul> <li>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.</li> </ul>	
	Highways Authority indicate initial concerns over access	
	• Site does not present an opportunity for a mixed-use urban extension	
	<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.	

Site reference	Site 160	Address	Upper Sneyd Road/Brownshore Lane
Site size (ha)	3.03	Proposed use	Residential
Site selection criteria	Assessment	1	
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be to small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 120m to the nearest regular bus stop, 3.3km to the nearest train station, 650m to the nearest local convenience store and 1.2km to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban area</li> <li>The site's development would see the loss of agricultural land</li> <li>The site is separated from the adjacent highways by well-established tranch hedgerow boundaries</li> <li>The site is adjacent to an existing motor salvage business</li> <li>The site is within a mineral safeguarding area</li> <li>The site is entirely within a High Risk area for historic coal mining</li> </ul>		ltural land well-established tree iness

	<u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout <u>County Highways assessment</u> Ok in principle subject to provision of vis splay within County Highways verge.
Site opportunities	-
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Site does not present an opportunity for a mixed use urban extension</li> </ul> Conclusion 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.

Site reference	Site 163	Address	Land off Sneyd Lane
Site size (ha)	17.20	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Stanordshire Local Plan Review.The site is likely to be too small to deliver on-site education facilities andlocal/neighbourhood centres. The site therefore does not provide an opportunityfor a single sustainable urban extension to the north of the Black Country, asproposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019)consultation.The centre of the site is roughly 760m to the nearest regular bus stop, 2.3km tothe nearest train station, 700m to the nearest local convenience store and 720mto the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site's development v interspersed with tree ar</li> <li>Site layout may be affect</li> <li>The site is within a miner</li> <li>The site is entirely within</li> </ul>	ed by the adjacent motorw ral safeguarding area na High Risk area for histori	Itural fields vay to the north ic coal mining
	Early engagement with LLFA reco houses on Sneyd Lane. Culverted issues through development. <u>County Highways assessment</u> Appears ok in principle subject to to accommodate vis splay and im control of adjacent highways' aut	l watercourse in gardens. O o significant highways work nprove junction to the sout	pportunity to address s. May require works h. Subject to land in

	Junction.
Site opportunities	<ul> <li>The site is adjacent to a public right of way at its north-western corner</li> <li>The site would be well contained by the motorway to the north</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul> </li> <li>Conclusion         <ul> <li>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</li> </ul> </li> </ul>

Site reference	Site 163a	Address	Land off Sneyd Lane
Site size (ha)	2.09	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 970m to the nearest regular bus stop, 2.85km to the nearest train station, 940m to the nearest local convenience store and 1.1km to the nearest educational facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm Landscape sensitivity	Moderate - High Low – Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>access onto Sneyd Lane</li> <li>The site's development vassociated garden, agrice</li> <li>established tree planting</li> <li>The site is within a mine</li> </ul>	-	sting property and dense and well
	LLFA comments Early engagement with LLFA record houses on Sneyd Lane. Culverted issues through development.		
	County Highways assessment Appears okay in principle subject works to accommodate vis splay land in control of adjacent highw Bognop Junction.	and improve junction to th	e south. Subject to
Site opportunities			

Summary	Key positives and negatives
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul>

Site reference	Site 163b	Address	Land off Sneyd Lane
Site size (ha)	0.44	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 510m to the nearest regular bus stop, 3.1km to the nearest train station, 480m to the nearest local convenience store and 1.3km		
Sequential test	to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Moderate - High		
Landscape	Low – Moderate		
sensitivity			
Impact on historic	HESA		
environment			
<ul> <li>Known site</li> <li>The site has access onto pedestrian footways into the wider up constraints</li> <li>The site is separated from Sneyd Ln by a well established tree is hedgerow boundary</li> <li>The site's development would see the loss of an existing field</li> <li>The site is within a mineral safeguarding area</li> <li>The site is entirely within a High Risk area for historic coal miniparties</li> </ul>		ished tree and sting field	
	LLFA comments Early engagement with LLFA reco houses on Sneyd Lane. Culverted issues through development. <u>County Highways assessment</u> Okay in principle		-
Site opportunities	-		
Summary conclusions	<ul> <li>(site is 'moderate-high')</li> <li>Similar landscape sensitiv (site is 'low-moderate')</li> </ul>	han the majority of land in vity to the majority of land	in this broad location
		predicted against the landso but failing to consider such	•

<ul> <li>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.</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul>
<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.

Site reference	Site 165	Address	Bursnips Road
Site size (ha)	12.78	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Statistics and to deliver on-site education facilities andIocal/neighbourhood centres. The site therefore does not provide an opportunityfor a single sustainable urban extension to the north of the Black Country, asproposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019)consultation.The centre of the site is roughly 580m to the nearest regular bus stop, 3.6km tothe nearest train station, 890m to the nearest local convenience store and 1.6kmto the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	access is to be provided of - The site is within a miner	ral safeguarding area a High Risk area for histor	ic coal mining
Site opportunities	County Highways assessment           Ok in principle subject to use of existing cemetery access.           ities         - The site is adjacent to a public right of way on its northern edge           - The site is not an irregular shape and could accommodate a permeabl block layout		-
Summary	Key positives and negatives		

conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>Would result in loss of cemetery use</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul>
	Conclusion
	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.

Site reference	Site 166	Address	Land at Holly Bank House, Bursnips Road	
Site size (ha)	1.07	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be to small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 230m to the nearest regular bus stop, 3.2km to the nearest train station, 540m to the nearest local convenience store and 1.5km to the nearest educational facility.			
Sequential test		There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Moderate – High			
Landscape sensitivity	Low – Moderate			
Impact on historic environment	HESA scores the site a red for direct potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider settlement</li> <li>The site is separated from Bursnips Road by well-established tree planting, with an area of dense tree planting occupying the southern end of the site</li> <li>The site would result in loss of an area of tree planting, a residential property and its associated curtilage</li> <li>The site is adjacent to an existing motor salvage business</li> <li>The site is within a mineral safeguarding area</li> <li>The site is entirely within a High Risk area for historic coal mining</li> </ul>			

Site opportunities	Low risk <u>County Highways assessment</u> Appears ok in principle subject to significant highways works. - The site is partially brownfield land - The site is contained by an existing motor salvage business to the west and by well-established tree planting to the south
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul> </li> <li>Conclusion         <ul> <li>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&amp;b and 486c.</li> </ul> </li> </ul>

Site reference	Site 204	Address	land adjacent 46 Cannock Road
Site size (ha)	0.4	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the site's Green Belt harm and new residents' distance from both primary and secondary education.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		

Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunit for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 210m to the nearest regular bus stop, 5.7km to the nearest train station, 1.8km to the nearest local convenience store and 1.8km to the nearest education facility.</li> </ul>		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban area</li> <li>The site's development would see the loss of agricultural land</li> <li>The site is within a mineral safeguarding area</li> </ul> <u>LLFA comments</u> Low risk		
	County Highways assessment Initial concerns access is not achievable. Issues with vis splay on 40mph road.		
Site opportunities	-		
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways Authority indicate access may be unsuitable</li> </ul>		
	Site does not present an opportunity for a mixed-use urban extension		

Conclusion 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 shoul be allocated instead of, or in addition to, Sites 646 a&b and 486c.
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Site reference	Site 206	Address	land adj 116 Cannock Road	
Site size (ha)	0.38	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 180m to the nearest regular bus stop, 5.4km to the nearest train station, 1.2km to the nearest local convenience store and 1.4km to the nearest education facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.			
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban area</li> <li>The site's development would see the loss of agricultural land</li> <li>The site is within a mineral safeguarding area</li> </ul>			
	<u>LLFA comments</u> Low risk <u>County Highways assessment</u> Initial concerns access is not achievable. Issues with vis splay on 40mph road.			
Site opportunities	<ul> <li>The site's development could link into existing residential frontages along the A460</li> </ul>			
Summary	Key positives and negatives			

conclusions	• Similar Green Belt harm to the majority of land in this broad location (site is 'bigh')
	<ul> <li>is 'high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> </ul>
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>
	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
	Conclusion
	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.

Site reference	Site 207	Address	land at Broad Lane Farm	
Site size (ha)	0.67	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment			
SA findings	Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 370m to the nearest regular bus stop, 550m to the nearest train station, 370m to the nearest local convenience store and 930m			
Sequential test	There are insufficient non-Green	to the nearest education facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country		
Green Belt harm Landscape sensitivity	Moderate Low – Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site accesses the nearest road (Broad Lane) via a narrow access track with no footway which runs underneath a rail line</li> <li>The site would see the loss of an area of buildings that appear to be in agricultural use</li> <li>Site layout may be affected by adjacent railway line</li> <li>The development is within a mineral safeguarding area</li> <li>The site is within a High Risk area for historic coal mining</li> <li>The site may require use of land in an adjacent local planning authority (Walsall) in order to be developed</li> </ul>			
	Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse <u>County Highways assessment</u> Appears unsuitable. Subject to land in control of adjacent highways' authority control.			
Site opportunities	- The site would be well contained by well planted tree belts to the north and a railway line to the west			

	- The site is adjacent to the Forest of Mercia Way
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm to the majority of land in this broad location (site is 'moderate')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>Highways Authority indicate access may be unsuitable</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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&amp;b and 486c.</li> </ul> </li> </ul>

Site reference	Site 392	Address	land at Westcroft Farm	
Site size (ha)	1.26	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm. Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site is likely to be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 400m to the nearest regular bus stop, 4.7km to the nearest train station, 580m to the nearest local convenience store and 130m to the nearest education facility.</li> </ul>			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.			
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area</li> <li>A small part of the site's western edge is within Flood Zones 2 and 3, with approximately 1.26ha of land lying outside the flood zone</li> <li>Its development would see the loss of an area of agricultural grassland</li> <li>The site is within a mineral safeguarding area</li> </ul>			
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse. Suspected culvert.			
	<u>County Highways assessment</u> Appears unsuitable - subject to position of adjacent local highways authority.			
Site opportunities	-			

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways Authority indicate access may be unsuitable</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul>
	<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.

Site reference	Site 393	Address	land rear 3-65 Upper Sneyd Road	
Site size (ha)	1.61	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be to small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.			
	The centre of the site is roughly 250m to the nearest regular bus stop, 3.3km to the nearest train station, 410m to the nearest local convenience store and 1.5km to the nearest educational facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.			
Green Belt harm	Low			

Landscape sensitivity	Low – Moderate
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area via a green corridor, although it is unclear where highways access could be gained from</li> <li>The site's development would see the loss of an area of grassland</li> <li>The site is within a mineral safeguarding area</li> <li>The site is entirely within a High Risk area for historic coal mining</li> <li><u>LLFA comments</u></li> <li>Low risk</li> <li><u>County Highways assessment</u></li> <li>Appears unsuitable - access too narrow.</li> </ul>
Site opportunities	<ul> <li>The site is adjacent to a green corridor at its south-western extent</li> <li>The site is well-contained by residential development to the north and south</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lower Green Belt harm than the majority of land in this broad location (site is 'low')</li> <li>Similar landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> <li>Highways Authority indicate access may be unsuitable</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul> </li> <li><u>Conclusion</u> <ul> <li>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&amp;b and 486c.             <ul></ul></li></ul></li></ul>

Site reference	Site 486 a&b	Address	Land north of Blackhalve Lane, Wednesfield
Site size (ha)	21.33	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are pred due to the sites Green Belt harr secondary education.		
	The full assessment of all minor effects arising from the site is a Staffordshire Local Plan Review	vailable in the Sustainabili	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site (if delivered independently of 486c) is likely to be to small to deliver on- site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 450m to the nearest regular bus stop, 4.8km to		
	the nearest train station, 1.3km to the nearest local convenience store and 860m to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigat	no concerns identified, o	n current evidence,
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban</li> <li>The site's development would see the loss of agricultural land and we established tree and hedgerow planting</li> <li>The site is separated from the A460 by a well-established belt of tree hedgerow planting</li> <li>The site is within a mineral safeguarding area</li> <li>The site may require development of land in an adjacent local plannin authority (Wolverhampton) in order to be developed comprehensive</li> </ul>		cultural land and well ablished belt of tree and djacent local planning
	<u>LLFA comments</u> Mitigable concerns – FRA recon watercourse.	nmended at planning stage	e to investigate possible
	County Highways assessment Initial concerns access is not acl deliverable. Subject to land in c		

Site opportunities	- The site is not an irregular shape and could accommodate a permeable layout linking into residential frontages along the A460
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways Authority indicate access may be unsuitable</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul> Conclusion 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.

Site reference	Sites 486c	Address	land off Linthouse Lane, Wednesfield
Site size (ha)	94.1	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	Major negative effects are predic sites Green Belt harm. The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	and major positive and negative and negative in the Sustainability	ative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides scope to deliver sufficient housing growth on a single site to facilitate the delivery of on-site education facilities and local/neighbourhood centres. The site therefore provides an opportunity to deliver a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
	The centre of the site is roughly 4 the nearest train station, 720m to to the nearest education facility.	the nearest local convenie	ence store and 1.2km

	strategy to allocate sustainable urban extensions to the north of the Black Country mean some local facilities will likely be provided on site.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.
Green Belt harm	High
Landscape sensitivity	Low – Moderate
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban area</li> <li>The site's development would see the loss of agricultural land</li> <li>A small area of the site's south-eastern corner is within a High Risk area for historic coal mining</li> <li>Pylons run through part of the site</li> </ul>
	<ul> <li>Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout. Suspected culvert.</li> <li><u>County Highways assessment</u></li> <li>Appears ok in principle subject to significant highways works. Subject to land in control of adjacent highways authority. Likely to require 2/3 accesses.</li> </ul>
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is bisected by a public right of way</li> <li>The site is not an irregular shape and could accommodate a permeable layout linking into residential frontages along Kitchen Lane and Linthouse Lane</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> </ul>

<ul> <li>Site presents an opportunity for a mixed-use urban extension with on- site local facilities</li> </ul>
<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.

Site reference	Sites 492 a, b & c	Address	Land at Yieldfields Farm north of Bloxwich
Site size (ha)	82.1	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	re led facilitate the delivery of on-site education facilities and local/neighbourhood centres. The site therefore provides an opportunity to deliver a single sustaines for urban extension to the north of the Black Country, as proposed in the Spat		al/neighbourhood ver a single sustainable osed in the Spatial nsultation.
	The centre of the site is roughly the nearest train station, 1.5km to the nearest education facility strategy to allocate sustainable Country means some local facilit	to the nearest local conven . However, the size of the s urban extensions to the nor	ience store and 1.6km ite and the Council's th of the Black
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	The eastern section of the site line whilst the western section lies in		
Impact on historic environment	HESA scores the site an amber for environment, indicating no signi present predicted. The site score historic environment, indicating although archaeological mitigati	ficant effects which cannot es a green for indirect poter no concerns identified, on	be mitigated are at ntial harm to the current evidence,
Known site constraints	<ul> <li>area of Walsall</li> <li>The sites development winterspersed with tree a</li> <li>Site layout may be affect</li> <li>The site is within a mine</li> <li>The majority of the site is</li> <li>The site may require devaluthority (Walsall) in ord</li> </ul>	ted by pylons on site	ltural fields r historic coal mining acent local planning ehensively

	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse. <u>County Highways assessment</u> Appears ok in principle subject to significant highways works. Subject to land in control of adjacent highways' authority control.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is adjacent to the Forest of Mercia way on its western boundary and a public right of way on its eastern boundary</li> <li>The site contains areas capable of accommodating a permeable block layouts, although the site is not a single cohesive parcel of land</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Part of site is in higher landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Site presents an opportunity for a mixed-use urban extension with on- site local facilities</li> <li>May require allocation of significant additional land in neighbouring local authority (Walsall) to be delivered</li> <li>Conclusion</li> <li>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&amp;b and 486c.</li> </ul>

Site reference	Site 520	Address	Oakley Farm, Blackhalve Lane	
Site size (ha)	3.5	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm. Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is likely to be too site is local/neighbourhood centres for a single sustainable urbat proposed in the Spatial Hou consultation. The centre of the site is rou the nearest train station, 87 to the nearest education factors.	es. The site therefore does an extension to the north o using Strategy and Infrastru ghly 170m to the nearest r 70m to the nearest local co	not provide an opportunity f the Black Country, as icture Delivery Plan (2019) egular bus stop, 4.6km to	
Sequential test	There are insufficient non-G led strategy identified in the Black Country.	Green Belt opportunities to		
Green Belt harm	High			
Landscape sensitivity	Low – Moderate	Low – Moderate		
Impact on historic environment	HESA scores the site an aml environment, indicating no present predicted. The site historic environment, indica although archaeological mit	significant effects which ca scores a green for indirect ating no concerns identified	nnot be mitigated are at potential harm to the d, on current evidence,	
Known site constraints	area - The site's developm established tree an - The site is within a - The site may requir	ccess to pedestrian footwa nent would see the loss of a d hedgerow planting mineral safeguarding area re development of land in a ampton) in order to be dev	agricultural land and well n adjacent local planning	
	Low risk County Highways assessme Appears ok in principle subj	ject to significant highways		
Site opportunities		regular shape and could ac residential frontages along	-	
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> <li>May require allocation of additional land in neighbouring local authority (Wolverhampton) to be delivered</li> </ul>
	be allocated instead of, or in addition to, Sites 646 a&b and 486c.

Site reference	Sites 537 & 537a	Address	North	
			Wolverhampton	
			(Moseley)/ Land	
			East of Bushbury	
Site size (ha)	74	Proposed use	Residential-led	
			mixed use	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm and landscape sensitivity.			
	The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	ailable in the Sustainability		
Conformity with	The site provides scope to delive	r sufficient housing growth	on a single site to	
infrastructure led	facilitate the delivery of on-site e			
strategy and	centres. The site therefore provid		-	
opportunities for	urban extension to the north of t		•	
infrastructure delivery	Housing Strategy and Infrastruct	ure Delivery Plan (2019) co	nsultation.	
	The centre of the site is roughly 5		• •	
	the nearest train station, 2.4km t			
	to the nearest education facility.			
	strategy to allocate sustainable u			
	Country meaning some local facil			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.			
Green Belt harm	The northern and southern areas of the site are in areas of High Green Belt harm, whilst a central portion of the site lies in an area of Very High Green Belt harm			
Landscape	The northern and southern areas of the site are in areas of Moderate landscape			
sensitivity	sensitivity, whilst a central portion of the site lies in an area of Moderate-High landscape sensitivity			
Impact on historic	HESA scores the site an amber for direct potential harm to the historic			
environment environment, indicating no significant effects which		ficant effects which cannot	be mitigated are at	
	present predicted. The HESA scores the site a red for indirect potential harm to			
	the historic environment, indicating significant effects which cannot be mitigated			
	are at present predicted			
Known site constraints	-	destrian footways into the		
constraints	<ul> <li>The site's development would see the loss of agricultural grasslands and areas of tree and hedgerow planting</li> </ul>			
	_	Flood Zone 2 or 3, or contai	ins open spaces or	
		ve approximately 74ha ond		
	- The site is within a miner	al safeguarding area		
		elopment of land in an adja	acent local planning	
		on) in order to be develope		

	LLFA comments         Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse. <u>County Highways assessment</u> Appears ok in principle subject to significant highways works. May be issues providing access onto Cat and Kittens Lane. Opportunity to provide access off A460 roundabout.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.</li> <li>The site is bisected by public right of way networks</li> <li>The site contains areas capable of accommodating a permeable block layouts, although the site is not a single cohesive parcel of land</li> <li>The site is contained to the north by the M54 and to the east by the A460</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>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')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate' and 'moderate-high')</li> <li>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.</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> <li>Site presents an opportunity for a mixed-use urban extension with onsite local facilities</li> </ul> </li> <li>Conclusion         <ul> <li>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&amp;b and 486c.</li> </ul></li></ul>

Site reference	Sites 646 a&b	Address	Land to the West of ROF Featherstone
Site size (ha)	55.8	Proposed use	Residential-led
			mixed use
Site selection	Assessment		
criteria			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
			-

Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site provides scope to deliver sufficient housing growth on a single site to facilitate the delivery of on-site education facilities and local/neighbourhood centres. It's proximity to a historic rail-based park and ride proposal and the ROF strategic employment site also present a unique opportunity to deliver strategic transport infrastructure, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 600m to the nearest regular bus stop, 6.6km to the nearest train station, 1.4km to the nearest local convenience store and 2.6km to the nearest education facility. However, the size of the site and the Council's strategy to allocate sustainable urban extensions to the north of the Black Country meaning some local facilities will likely be provided on site.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.
Green Belt harm	The southern portion of the site is in an area of Very High Green Belt harm, whilst a northern portion of the site lies in an area of High Green Belt harm
Landscape sensitivity	Moderate
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area of Wolverhampton</li> <li>The site is bisected by an area of Flood Zone 2 &amp; 3, which leaves approximately 55.8ha once excluded from the gross site area</li> <li>The site's development would see the loss of agricultural fields</li> <li>The southern end of the site is within a mineral safeguarding area</li> <li>The adjacent motorway and railway line may affect site layout</li> <li>Site layout would need to accommodate an access road to the ROF strategic employment site within the site layout</li> <li>LLFA comments</li> <li>Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</li> <li>County Highways assessment</li> <li>Appears ok in principle subject to significant highways works. Will be subject to Highways England consultation and likely significant offsite works.</li> </ul>
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> <li>The site is adjacent to a canal conservation area/green corridor at its north western edge</li> <li>A linear well-lit cycle path also runs east from the western edge of the site along the A449 to the strategic employment sites at i54 to the south and Four Ashes to the north</li> </ul>

	<ul> <li>The site contains areas capable of accommodating a permeable block layouts, although the site is not a single cohesive parcel of land due to the flood zone running through its centre</li> <li>The site is well-contained by the A449 to the west, M54 to the south and railway line to the east</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Part of site is higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Site presents an opportunity for a mixed-use employment-led development with on-site local facilities</li> <li>Opportunity for safeguarded land for potential future rail-based park and ride site</li> </ul>

Site reference	Site 666	Address	Upper Pendeford Farm
Site size (ha)	31.4	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<ul><li>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</li><li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li></ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site may be too small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
	The centre of the site is rou, the nearest train station, 1. to the nearest educational f	6km to the nearest local cor	-

Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>The site has good access to pedestrian footways into the wider urban area of Wolverhampton</li> <li>The site's western edge is partially within Flood Zones 2 and 3, which leaves approximately 31.4ha once excluded from the gross site area</li> <li>The site's development would see the loss of agricultural fields and an area of tree and scrub planting</li> <li>The site is within a mineral safeguarding area</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> Appears ok in principle subject to significant highways works.</li> </ul>		
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> <li>A linear well-lit cycle path also runs east from the northern edge of the site along the Wodbaston Road to the strategic employment site at i54, which is less than a mile from the site.</li> <li>The site is not an irregular shape and could accommodate a permeable layout linking into residential frontages along Kitchen Lane and Linthouse Lane</li> </ul>		
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Site does not present an opportunity for a mixed-use urban extension</li> </ul>		

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.

Site reference	Site 679	Address	Kitchen Lane
Site size (ha)	0.75	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.		criteria, due to the
	The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	ailable in the Sustainability	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The site is likely to be to small to deliver on-site education facilities and local/neighbourhood centres. The site therefore does not provide an opportunity for a single sustainable urban extension to the north of the Black Country, as proposed in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 430m to the nearest regular bus stop, 4.1km to the nearest train station, 710m to the nearest local convenience store and 1.2km to the nearest educational facility.</li> </ul>		rovide an opportunity Black Country, as
			•
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions north of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Low – Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	area - The site's development w tree belts - The site is separated from	to pedestrian footways into vould see the loss of an are n the adjacent highways by es and may be constrained ral safeguarding area	a of grassland and well-established tree

	- The site is entirely within a High Risk area for historic coal mining
	<u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise grounds levels or leave space for SW in site layout <u>County Highways assessment</u> Ok in principle, subject to land in control of adjacent highways authority.
Site opportunities	<ul> <li>The site's development could link into existing residential frontages along Kitchen Lane</li> <li>The site is adjacent to a green corrider</li> </ul>
Summary.	- The site is adjacent to a green corridor
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Site layout, topography and vegetation may constrain potential to accommodate growth</li> </ul>
	<ul> <li>Site does not present an opportunity for a mixed-use urban extension</li> <li><u>Conclusion</u></li> <li>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&amp;b and 486c.</li> </ul>

## Western Edge of Black Country Site Proformas

Site reference	Site 236	Address	Land adjacent Wergs Hall Road and Keepers Lane
Site size (ha)	1.67	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape and education criteria, due to the sites Green Belt harm and landscape sensitivity and new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led s areas of search along the western site options in this location are th set out in the Spatial Housing Stru- consultation. The centre of the site is roughly a the nearest convenience store ar	n edge of the Black Country herefore compatible with th ategy and Infrastructure De 870m to the nearest regula	v. Urban extensions ne strategic approach elivery Plan (2019) r bus stop, 1.9km to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Moderate – High		
Landscape sensitivity	Moderate – High		
Impact on historic environment	HESA scores the site an amber fo historic environment, indicating or are at present predicted.	•	
Known site constraints	which is a lit residential s - The site is separated from tree/shrub belt	is into the adjacent urban a treet but has no pedestriar n the adjacent highway by vould result in the loss of a	n footway a well-established
	<u>LLFA comments</u> Low Risk - within Wolverhampton <u>County Highways assessment</u> Initial concerns due to potential j		ectivity issues, would
<u></u>	require consultation with neighb		
Site opportunities	- The site could provide a c	continuation of existing res	idential frontages

	along Keepers Lane
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with surrounding junction capacity and connectivity issues</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 243	Address	land at Yew Tree Lane/Wrottesley Road West
Site size (ha)	1.37	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predic site's Green Belt harm. The full assessment of all minor a effects arising from the site is ava South Staffordshire Local Plan Re	nd major positive and neg nilable in the Sustainability	ative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led s areas of search along the western site options in this location are th set out in the Spatial Housing Stra consultation. The centre of the site is roughly 5 the nearest convenience store ar	n edge of the Black Country erefore compatible with th ategy and Infrastructure De 500m to the nearest regula	v. Urban extensions ne strategic approach elivery Plan (2019) r bus stop, 1.4km to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Moderate - High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for b historic environment, indicating r although archaeological mitigatic	no concerns identified, on o	current evidence,
Known site constraints	this may be subject to tre - The site would result in the - The site is separated from that are subject to tree post <u>LLFA comments</u> Low risk	he loss of an area of grasslant the adjacent highway by	and
Site opportunities	County Highways assessment Ok in principle - minor works nee	ded.	
Summary	Key positives and negatives		

conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Site is separated from the adjacent highway by dense mature trees that are subject to tree preservation orders</li> </ul>
	<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.

Site reference	Site 245	Address	Wightwick Hall Special School, Tinacre Hill, Wightwick
Site size (ha)	3.74	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predi residents' distance from both pr The full assessment of all minor effects arising from the site is av South Staffordshire Local Plan Re	imary and secondary educa and major positive and neg railable in the Sustainability	ation. ative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led areas of search along the wester site options in this location are t set out in the Spatial Housing Str consultation. The centre of the site is roughly the nearest convenience store a (other than the school onsite).	n edge of the Black Countr herefore compatible with t rategy and Infrastructure D 420m to the nearest regula	y. Urban extensions he strategic approach elivery Plan (2019) nr bus stop, 1.6km to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm			
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for historic environment, indicating or are at present predicted.		
Known site constraints	- Development would res no replacement provisio	edestrian footways into the ult in the loss of an existing on has been made ture trees that would const	school use, for which
	<u>County Highways assessment</u> Initial concerns access is not ach	ievable.	
Site opportunities	<ul> <li>The site is well-containe south</li> <li>The site is largely brown</li> </ul>	d by residential developme field land	nt to the north and

Summary	Key positives and negatives	
conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'low')</li> <li>Similar landscape sensitivity to the majority of land in this broad location</li> </ul>	
	<ul> <li>(site is 'moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> </ul>	
	Site is largely brownfield land	
	Conclusion 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.	

Site reference	Site 260	Address	land off Bridgnorth Road, Wightwick
Site size (ha)	8	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led areas of search along the wester site options in this location are set out in the Spatial Housing St consultation. The centre of the site is roughly the nearest convenience store a	ern edge of the Black Cou therefore compatible wit trategy and Infrastructure 560m to the nearest reg	ntry. Urban extensions th the strategic approach e Delivery Plan (2019) gular bus stop, 1.7km to
Sequential test	There are insufficient non-Gree led strategy identified in the are edge of the Black Country.		
Green Belt harm	High		
Landscape	Moderate		
sensitivity			
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigat	g no concerns identified,	on current evidence,
Known site constraints	<ul> <li>subject to tree constrai</li> <li>Development would re</li> <li>The site is separated fro tree belt which is cover stone wall that marks a</li> <li>The southern end of the</li> </ul>	sult in loss of an area of a om the adjacent highway ed by tree preservation c	agricultural land by a mature and dense order, which sits atop a the site and the highway
	LLFA comments Low risk <u>County Highways assessment</u> Ok in principle subject to signifi	cant highways improvem	ients.
Site opportunities	-		
Summary	Key positives and negatives		
conclusions		to the majority of land i	n this broad location (site

	<ul> <li>is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Site is separated from the adjacent highway by dense tree belt which is subject to tree preservation orders</li> </ul>
	<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.

Site reference	Site 339	Address	Meadow Brook Stables, Gospel End Road
Site size (ha)	4.26	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm and landscape sensitivity. Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led areas of search along the wester site options in this location are t set out in the Spatial Housing Str consultation. The centre of the site is roughly the nearest convenience store a	n edge of the Black Country herefore compatible with the rategy and Infrastructure De 270m to the nearest regula	y. Urban extension he strategic approach elivery Plan (2019) nr bus stop, 760m to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	Moderate-High		
Impact on historic environment	HESA scores the site a green for historic environment, indicating although archaeological mitigati	no concerns identified, on	current evidence,
Known site constraints	<ul> <li>Development would see bisected by a well-estab</li> </ul>	destrian footways into the the loss of an area of a ser lished tree and hedgerow b on orders are scattered with stage, rationalise ground la	ies of paddock fields ooundary nin the site
Site opportunities	<u>County Highways assessment</u> Ok in principle - minor works nee	eded to change speed limit. Idary is adjacent to a public	
Summary	Kou positives and possitives		
Summary conclusions	Key positives and negatives	than the majority of land ir	this broad location

<ul> <li>(site is 'very high')</li> <li>Higher landscape sensitivity to the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> </ul>
<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.

Site reference	Site 350c	Address	Land East of Radford Land (b)
Site size (ha)	10.99	Proposed use	Residential
Site selection	Assessment	•	
criteria			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 1km to the nearest regular bus stop, 1.4km to the nearest convenience store and 1.6km to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints-The site lies adjacent to a well-lit residential st although it doesn't directly adjoin the pedestr The site is separated from Radford Lane by a r boundary, which includes areas of tree preser Development would see the loss of an area of fields bisected by tree and hedgerow planting Scattered tree preservation orders exist throu The site is within a mineral safeguarding area		an footway ature tree and hedgerow ation orders a series of agricultural	
	<u>LLFA comments</u> Mitigable concerns – at planning for SW in site layout. <u>County Highways assessment</u> Initial concerns due to impact of		
require consultation with adjacent highways authority to establish		-	
Site opportunities	- The site is adjacent to the South Staffordshire Railway Walk, although it		

	<ul> <li>is unclear if the site can provide pedestrian access to this</li> <li>The site contains large regular parcels of land, meaning it may be able to accommodate a permeable block structure</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impacts on junctions in surrounding area</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 350d	Address	Land west of Radford Lane
Site size (ha)	25.91	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	<ul> <li>The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</li> <li>The centre of the site is roughly 930m to the nearest regular bus stop, 1.3km to</li> </ul>		
Sequential test	the nearest convenience store and 1.6km to the nearest educational facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified in the area of search for urban extensions on the westernedge of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.		
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of an area of a series of agricultural fields bisected by tree and hedgerow planting</li> <li>Isolated tree preservation orders are scattered throughout the site</li> <li>The site is within a mineral safeguarding area</li> <li><u>LLFA comments</u></li> <li>Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout</li> <li><u>County Highways assessment</u></li> <li>Initial concerns due to impact on junctions in surrounding area, but would</li> </ul>		series of agricultural nroughout the site d levels or leave space
Site opportunities	can provide pedestrian - The site contains large r	public right of way canal towpath, although access to this regular parcels of land, mo able block structure which	it is unclear if the site eaning it may be able to

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education criteria in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns with impacts on junctions in surrounding area</li> </ul>
	<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.

Site reference	Site 364	Address	land at New Wood, off Bridgnorth Road (Site 1)	
Site size (ha)	10.1	Proposed use	Residential	
Site selection criteria	Assessment	Assessment		
SA findings	Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Bell harm and landscape sensitivity.		Major negative he site's Green Belt	
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		<ul> <li>Urban extensions</li> <li>ne strategic approach</li> </ul>	
Sequential test	The centre of the site is roughly 600m to the nearest regular bus stop, 930m to the nearest convenience store and 950m to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western			
	edge of the Black Country.	edge of the Black Country.		
Green Belt harm Landscape sensitivity	Very High High			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>area</li> <li>Development would see tree boundary</li> <li>The site is within a miner</li> <li>The site is adjacent to a second secon</li></ul>	destrian footways leading i the loss of grassland fields al safeguarding area ite of biological importance itat distinctiveness to sout	bisected by a mature e on its northern edge	
	<u>LLFA comments</u> Mitigable concerns – FRA recomr watercourse.	nended at planning stage t	o investigate possible	
	County Highways assessment Initial concerns access is not achi	evable. Subject to confirma	ation from adjacent	

	highways authority.
Site opportunities	<ul> <li>The site is bisected by a public right of way which leads into the wider canal network</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'high')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns that access may not be achievable</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 365	Address	land north of Bridgnorth Rd (adj the Hawthorns)
Site size (ha)	9.0	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Staffordshire Local Plan Review.The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approad set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		y. Urban extensions ne strategic approach elivery Plan (2019)
	The centre of the site is roughly 3 the nearest convenience store ar	nd 1.9km to the nearest ed	ucational facility.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	Moderate-High		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site       -       The site can provide access to pedestrian footways leading urban area         constraints       -       Development would see the loss of an area of agricultural in the site is crossed by pylons which may constrain site layo         -       The site is within a mineral safeguarding area         -       A materials recycling facility is adjacent to the site's north-corner		ultural fields te layout	
	<u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse		
	<u>County Highways assessment</u> Ok in principle subject to significant highways improvements.		
Site opportunities	<ul> <li>The site is bisected by a public right of way which leads into the wider canal network</li> <li>The site's size and shape could accommodate a permeable block layout</li> </ul>		

Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> </ul>
	<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.

Site reference	Site 368	Address	Land off Enville Road	
Site size (ha)	62.26	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape and education criteria, due to the sites Green Belt harm and new residents' distance from both primary and secondary education.			
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 1km to the nearest regular bus stop, 1.6km to the nearest convenience store and 1.3km to the nearest educational facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm Landscape sensitivity	Very High Low-Moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider urban area</li> <li>The site's south-eastern boundary is within Flood Zones 2 &amp; 3 and its north-western boundary is within a site of biological importance which once excluded from the gross site area leave an area of 62.26ha</li> <li>Development would see the loss of a series of agricultural fields</li> <li>The site is separated from the adjacent highway by a mature planted boundary and a significant level change</li> <li>The site is within a mineral safeguarding area</li> <li>High and very high sections of habitat distinctiveness along the northern boundary of this site</li> </ul>			
	LLFA comments			

Site opportunities	<ul> <li>Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</li> <li><u>County Highways assessment</u> <ul> <li>Initial concerns access is not achievable. Potentially requires two roundabouts.</li> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> <li>The site is not an irregular shape and could accommodate a permeable block layout</li> <li>A public right of way runs through the site</li> </ul> </li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns that access may not be achievable</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 370	Address	Land off Enville Road
Site size (ha)	8.77	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape and education criteria, due to the sites Green Belt harm and new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led areas of search along the wester site options in this location are t set out in the Spatial Housing St consultation. The centre of the site is roughly the nearest convenience store a	rn edge of the Black Countr herefore compatible with t rategy and Infrastructure D 210m to the nearest regula	y. Urban extensions he strategic approach elivery Plan (2019) ar bus stop, 700m to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape	Low-Moderate		
sensitivity			
Impact on historic	HESA scores the site a green for both direct and indirect potential harm to the		
environment	historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	constraints urban area - Development would see the loss of an area of grassland - The site is separated from the adjacent highway by a matur hedgerow boundary - The site's northern boundary is adjacent to Flood Zones 2& - The site is a formal landfill site within a mineral safeguardin <u>LLFA comments</u>		sland a mature tree and ones 2&3 eguarding area
	Mitigable concerns – FRA recom watercourse <u>County Highways assessment</u> Okay in principle. Subject to con Ensure continuous footway.		
Site opportunities		residential development or	n three sides
Summary	Key positives and negatives		
conclusions	<ul> <li>Similar Green Belt harm is 'high')</li> </ul>	to the majority of land in t	his broad location (site

<ul> <li>Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
<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.

Site reference	Site 494a	Address	land at Springhill Lane parcel A
Site size (ha)	3.64	Proposed use	Residential
Site selection criteria	Assessment		residentia
SA findings	Major negative effects are predi site's Green Belt harm.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approa set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		ry. Urban extensions the strategic approach
,	The centre of the site is roughly the nearest convenience store a	-	•
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site a green for environment, indicating no conc archaeological mitigation measu an amber for indirect potential h significant effects which cannot	erns identified, on current ares may be required. The narm to the historic enviro	t evidence, although HESA scores the site nment, indicating no
Known site constraints	<ul> <li>Development would see fields bisected by tree and Tree preservation order</li> </ul>	edestrian footways into the e the loss of an area of a se nd hedgerow planting s cover a significant area o e adjoins the pedestrian foo	ries of agricultural f the site's south-
	<u>LLFA comments</u> Low risk		
	County Highways assessment Initial concerns access is not ach junctions. Would require consult	<b>-</b>	-
Site opportunities	-		
Summary conclusions	Key positives and negatives • Similar Green Belt harm	to the majority of land in a	this broad location (site

<ul> <li>is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site access and junctions in surrounding area</li> </ul>
<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.

Site reference	Site 494b	Address	land at Springhill Lane parcel B
Site size (ha)	12.19	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		ry. Urban extensions the strategic approach pelivery Plan (2019)
	The centre of the site is roughly the nearest convenience store a		•
Sequential test	the nearest convenience store and 1.65km to the nearest educational facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape sensitivity	The northern part of the site is within an area of low-moderate sensitivity, whilst the southern portion of the site adjacent to Springhill lane is in an area of moderate sensitivity.		
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
Known site constraints	-	destrian footways into the the loss of an area of a sen nd hedgerow planting	
	<u>LLFA comments</u> Low risk		
	County Highways assessment Initial concerns access is not ach junctions. Would require consult		
Site opportunities	-		
Summary conclusions	is 'high') • Majority of the site is in	to the majority of land in t similar landscape sensitivit on ('moderate' sensitivity), nsitivity	ty to the majority of

<ul> <li>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.</li> <li>Highways authority raise initial concerns regarding site access and junctions in surrounding area</li> </ul>
<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.

Site reference	Site 503	Address	Land North Codsall Palmers Cross
Site size (ha)	11.43	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm. Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-lea areas of search along the wes site options in this location are set out in the Spatial Housing consultation. The centre of the site is rough the nearest convenience store	tern edge of the Black Count e therefore compatible with Strategy and Infrastructure I Ily 430m to the nearest regul	ry. Urban extensions the strategic approach Delivery Plan (2019) ar bus stop, 660m to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape	Moderate		
sensitivity		and a state of the state of the structure state.	
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>leaving a gross site are</li> <li>The site has access to</li> <li>The site contains som</li> <li>Its development woul</li> <li>The neighbouring rail</li> <li>The site is within a mi</li> </ul>	rt of the site lies within Floor ea of approximately 11.43ha pedestrian footways into the e isolated tree preservation of d see the loss of an area of s line may constraint site layon neral safeguarding area palescence of the urban area	if these are excluded e wider urban area orders crub land ut
	<u>LLFA comments</u> Mitigable concerns – FRA reco watercourse. <u>County Highways assessment</u>		
Site opportunities	developable area cou	e need to exclude the flood Id offer opportunities for bio	zones from the
		npensatory measures s nearly adjacent to the site'	s western boundary

	<ul> <li>The site would be well contained by the settlement of Bilbrook/the river Penk to the north-west and the railway line to the north-east</li> <li>The site is not an irregular area and could deliver a permeable block layout which continues existing residential frontages along Codsall Road</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> </ul>
	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> </ul>
	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> </ul>
	<ul> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>Site would result in the coalescence of Wolverhampton urban area and Bilbrook/Codsall</li> </ul>
	Conclusion
	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.

Site reference	Site 504	Address	Land off Yew Tree Lane	
Site size (ha)	4.08	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predic site's Green Belt harm. The full assessment of all minor effects arising from the site is av South Staffordshire Local Plan Re	and major positive and neg ailable in the Sustainability	ative sustainability	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led s areas of search along the wester site options in this location are th set out in the Spatial Housing Str consultation. The centre of the site is roughly the nearest convenience store a	n edge of the Black Countr herefore compatible with t rategy and Infrastructure D 720m to the nearest regula	y. Urban extensions he strategic approach elivery Plan (2019) nr bus stop, 1.2km to	
Sequential test	the nearest convenience store and 560m to the nearest educational facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm	Moderate - High			
Landscape	Moderate	Moderate		
sensitivity				
Impact on historic	HESA scores the site a green for	both direct and indirect po	tential harm to the	
environment	historic environment, indicating no concerns identified, on current evidence,			
	although archaeological mitigati	on measures may be requi	red.	
Known site constraints	<ul> <li>The site would result in t tree/scrub planting</li> <li>Tree preservation orders</li> </ul>	destrian footways into the the loss of an area of grassl s run along the site's south m the adjacent highway by	and with sparse ern boundary	
	<u>LLFA comments</u> Low risk			
	County Highways assessment Ok in principle - minor works nee	eded.		
Site opportunities	- The site is adjacent to a	public right of way on its sc	outhern boundary	
Summary conclusions	(site is 'moderate-high')	han the majority of land in vity to the majority of land		

<ul> <li>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.</li> </ul>
<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.

Site reference	Site 510	Address	Land West of Codsall Road
Site size (ha)	22.97	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	site's Green Belt harm. M criteria due to new reside The full assessment of all	e predicted against the lands lajor positive effects are prec ents' access to both primary a minor and major positive an te is available in the Sustaina Plan Review.	licted against the education and secondary education. d negative sustainability
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	areas of search along the site options in this locatio set out in the Spatial Hou consultation. The centre of the site is re	re-led strategy seeks smaller western edge of the Black Co on are therefore compatible v sing Strategy and Infrastructo bughly 260m to the nearest r store and 500m to the neare	ountry. Urban extensions with the strategic approach ure Delivery Plan (2019) regular bus stop, 490m to
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	High		
Landscape	Moderate		
sensitivity			
Impact on historic	-	en for both direct and indire	
environment		icating no concerns identified nitigation measures may be i	
Known site constraints	<ul> <li>Its development view</li> <li>Iand</li> <li>The site contains north-western ed</li> <li>Large tree and scalaffect/constrain set</li> </ul>	rub belts bisect other areas o	of agricultural/paddock
	<u>LLFA comments</u> Low risk <u>County Highways assessm</u> Ok in principle subject to	<u>nent</u> significant highways improv	ements.
Site opportunities	<ul> <li>The site's scale ar promoter has ind biodiversity offse</li> <li>Public rights of w</li> </ul>	nd adjacent land to the north icated is available) may offer tting and/or Green Belt com ay bisect the site large regular areas which ma	-west (which the site opportunities for pensatory measures

Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> </ul>
	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.

Site reference	Site 512	Address	Wergs Golf Club
Site size (ha)	50.45	Proposed use	Keepers Lane Residential
Site selection criteria	Assessment		
SA findings	<ul> <li>Major negative effects are predicted against the landscape and education criteria, due to the sites Green Belt harm and new residents' distance from both primary and secondary education.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led areas of search along the wester site options in this location are t set out in the Spatial Housing Str consultation. The centre of the site is roughly the nearest convenience store a	n edge of the Black Countr herefore compatible with t rategy and Infrastructure D 790m to the nearest regula nd 1.7km to the nearest ed	ry. Urban extensions the strategic approach pelivery Plan (2019) ar bus stop, 2.3km to ducational facility.
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm Landscape sensitivity	High Moderate		
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>gross site area of approx</li> <li>Site has a potential acce which is a lit residential</li> <li>Its development would s comprising areas of grass</li> <li>It is unlikely the norther comprehensively develo</li> <li>The site contains small p</li> <li>The majority of the site is</li> </ul>	site lies within Flood Zone simately 50.45ha if these and ss into the adjacent urban street but has no pedestria see the loss of an existing g sland and substantial tree in and north-eastern areas ped without substantial tree ockets of tree preservation is within a mineral safegua in habitat distinctiveness to mended at planning stage	re excluded area via Keepers Lane, in footway golf club, mainly belts of the site could be ee belt loss n orders rding area o the north of the site
Site opportunities	biodiversity offsetting an	ievable. which means land could lik nd/or Green Belt compensa ar shape and could likely a	atory measures.

	permeable block layout, subject to tree constraints
Summary	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site</li> </ul>
	is 'high')
	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location</li> </ul>
	(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.
	<ul> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>Highways authority raise initial concerns regarding site access</li> </ul>
	Conclusion
	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.

Site reference	Site 548	Address	land at Pennwood
			Farm
Site size (ha)	50.78	Proposed use	Residential
Site selection	Assessment		
criteria			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.		
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extension site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.		
	It is unclear how the site could achieve pedestrian access to bus stops, convenience stores or education facilities without development of additional Green Belt land in an adjacent local planning authority. As such no distances have been measured to these facilities.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		

Green Belt harm	Very High
Landscape sensitivity	Moderate-High
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.
Known site constraints	<ul> <li>It is unclear how the site would access the surrounding urban area without development of the remaining Green Belt area to the north-east in a neighbouring local planning authority</li> <li>The site's south-eastern boundary is within Flood Zones 2 &amp; 3, which leaves approximately 50.78ha once excluded from the gross site area</li> <li>Development would see the loss of an area of agricultural land dissected by tree and hedgerow boundaries</li> <li>The site is adjacent to an area of Ancient Woodland</li> <li>The north-western area of the site is within a mineral safeguarding area</li> </ul>
	<u>County Highways assessment</u> Initial concerns access is not achievable. Site would likely require access through land in adjacent local authority area.
Site opportunities	<ul> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> <li>The site is adjacent to public rights of way on its south-western and north-western edges</li> <li>Parts of the site are large regular areas which could accommodate a permeable block layout</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u> <ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site access</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 559	Address	Land east of Stourbridge Road
Site size (ha)	18.56	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 520m to the nearest regular bus stop, 1km to the nearest convenience store and 1.8km to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Very High		
Landscape sensitivity	Moderate-High		
Impact on historic	HESA scores the site a gree	on for direct notontial harm	to the historic
environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints	- Development wou	s to pedestrian footways int Id see the loss of an area of mineral safeguarding area	
	watercourse.		tage to investigate possible
	County Highways assessm		
Site opportunities	Initial concerns access is not achievable.         -       The site is bisected by public rights of way         -       The site is not an irregular shape and could accommodate a permeable block layout		
Summary conclusions	(site is 'very high')	harm than the majority of la	

<ul> <li>location (site is 'moderate-high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site access</li> </ul>
Conclusion 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.

Site reference	Site 560	Address	Land north of Sandyfields Road	
Site size (ha)	19.31	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extension site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 240m to the nearest regular bus stop, 640m to the nearest convenience store and 590m to the nearest educational facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm		Moderate-High		
Landscape sensitivity	Moderate-High			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of a series of agricultural fields and tree and hedgerow boundaries</li> <li>The site is separated from the adjacent urban area by a high hedge boundary</li> <li><u>LLFA comments</u> Low risk</li> <li><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Dependent on adjacent local highways authority.</li> </ul>			
Site opportunities	<ul> <li>The site is adjacent to a public right of way which runs from the urban area into Baggeridge Country Park</li> <li>The site is adjacent to a country park on its north-western extent</li> <li>Areas of the site could accommodate a regular block layout</li> </ul>			
	Key positives and negatives			

conclusions	<ul> <li>Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
	<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.

Site reference	Site 561	Address	Land off Foxlands Avenue	
Site size (ha)	4.36	Proposed use	Residential	
Site selection	Assessment			
criteria				
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	Source Local HarmenterThe Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 520m to the nearest regular bus stop, 600m to the nearest convenience store and 1.2km to the nearest educational facility.			
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm	Very High			
Landscape	Moderate-High			
sensitivity				
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site constraints	<ul> <li>aints</li> <li>Development would see the loss of an area of agricultural fields</li> <li>The site is separated from the adjacent highway to the north-east historic boundary wall, which may limit access points to the site</li> <li>The site is within a mineral safeguarding area</li> </ul>		ultural fields the north-east by a	
	LUFA comments Low risk <u>County Highways assessment</u> Initial concerns access is not achi Dependent on adjacent local higl		fficult to deliver.	
Site opportunities	The site is adjacent to a public right of way on its southern edge     The site is not an irregular shape and could accommodate a permeable			

	block layout linking into residential frontages along Foxlands Avenue		
Summary	Key positives and negatives		
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site access</li> </ul>		
	<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.		

Site reference	Site 566	Address	Land west of the Straits Part 2	
Site size (ha)	10.66	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 430m to the nearest regular bus stop, 520m to			
		•	-	
Sequential test	There are insufficient non-G	the nearest convenience store and 1.1km to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Moderate-High			
Landscape	Moderate-High			
sensitivity				
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted			
Known site       -       The site has access to pedestrian footways into the wider         constraints       -       Development would see the loss of an area of agricultural by hedgerow boundaries         -       Isolated tree preservation orders are scattered through the Pylons run through the site, which may constrain site layouter of biological interest on its so boundary         LLFA comments       Low risk		f agricultural fields dissected ed through the site rain site layout		
Site opportunities	County Highways assessmer Ok in principle subject to sig adjacent local highways auth - The site could accon	nificant highways improv nority.	ements. Dependent on	
		rontages along High Arca	-	
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Lower Green Belt ha (site is 'moderate-hi</li> </ul>		and in this broad location	

<ul> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>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.</li> </ul>
Conclusion 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.

Site reference	Site 567	Address	Green Hill Farm, Sandyfields	
Site size (ha)	5.87	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extension site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 110m to the nearest regular bus stop, 760m to			
Sequential test	There are insufficient non-G	the nearest convenience store and 850m to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western		
Green Belt harm	Very High			
Landscape	Moderate-High			
sensitivity	5			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence			
although archaeological mitigation measures may be require			required.	
<ul> <li>The site has access to pedestrian footways into the wider urban constraints</li> <li>Development would see the loss of what appears to be an area or paddock fields</li> <li>The site would require use of land within an adjacent neighbour planning authority</li> </ul>		ears to be an area of		
	<u>LLFA comments</u> Low risk			
<u>County Highways assessment</u> Ok in principle but would require consultation with adjacent authority.		jacent local highways		
Site opportunities	-			
Summary conclusions	<ul> <li>(site is 'very high')</li> <li>Higher landscape selection (site is 'mo</li> <li>Major negative imp</li> </ul>	arm than the majority of la ensitivity than the majority derate-high') acts predicted against the	of land in this broad landscape criteria in the	
		aisal and of both very high dscape sensitivity, which Di		

correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation.
<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.

Site reference	Site 573	Address	Land west Stourbridge Road
Site size (ha)	42.33	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new resident's distance from both primary and secondary education and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 450m to the nearest regular bus stop, 1.3km to the nearest convenience store and 2.1km to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Very High		
Landscape	Moderate-High		
sensitivity			
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted		
Known site constraints Site opportunities	although it is not clea - Development would dissected by tree and	result in the loss of an are d hedgerow planting ite is within a mineral safe onstrain site layout	would be achieved from ea of agricultural land eguarding area
	recommended at planning st <u>County Highways assessmen</u> Appears unsuitable - farm tra - The site is large in sc	age to investigate waterc	e. Id likely be available for
	- A public right of way	is adjacent to the site's so arge regular areas which	outhern boundary

Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site access</li> </ul>

Site reference	Site 577	Address	Land at Hinksford Lane, Mile Flat Road	
Site size (ha)	38.3	Proposed use	Residential-led	
Site selection criteria	Assessment	Assessment mixed use		
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and the sites Green Belt harm. The full assessment of all minor and major positive and negative sustainability			
	effects arising from the site is ava South Staffordshire Local Plan Re	ailable in the Sustainability	•	
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.			
		The centre of the site is roughly 470m to the nearest regular bus stop, 1.4km to the nearest convenience store and 1.6km to the nearest educational facility.		
Sequential test	There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm	High			
Landscape sensitivity	Low-Moderate			
Impact on historic environment	HESA scores the site a red for direct potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of an area of agricultural fields</li> <li>The site is within mineral safeguarding areas</li> <li>The site contains pylons which may constrain site layout</li> </ul>			
	LLFA comments Low risk County Highways assessment			
Site opportunities		ant highways improvemen is adjacent to the canal, wh the opposite side from the	nich provides a green	

	<ul> <li>be able to provide pedestrian access to this use</li> <li>The site's size and shape could provide a permeable block layout</li> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> </ul>
Summary conclusions	Key positives and negatives
conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> </ul>
	<ul> <li>Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> </ul>
	<ul> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> </ul>
	<ul> <li>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for</li> </ul>
	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.
	<ul> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> </ul>
	Conclusion
	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.

Site reference	Site 579	Address	East Holding 107 Westcroft Farm	
Site size (ha)	17.35	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	<ul> <li>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</li> <li>The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.</li> </ul>			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	areas of search along the w site options in this location	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019)		
Sequential test	There are insufficient non-G	the nearest convenience store and 1.6km to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western		
Green Belt harm	High			
Landscape	Moderate			
sensitivity				
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider urban area</li> <li>Flood Zones 2/3 bisect the site, leaving approximately 13.85 gross hectares of land once excluded</li> <li>Development would see the loss of an area of agricultural fields</li> <li>The site is within mineral safeguarding areas</li> <li><u>LLFA comments</u> Medium Risk Location</li> <li><u>County Highways assessment</u> Initial concerns due to demonstrating connectivity, would require considerati of cumulative impacts with neighbouring highways authority.</li> <li>Adjacent to public right of way</li> </ul>			
Site opportunities				
	-	cale which means land count ng and/or Green Belt com	-	
Summary conclusions	Key positives and negatives		nd in this broad location (site	

<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns regarding site connectivity</li> </ul>
<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.

Site reference	Site 582	Address	Land off Langley Road	
Site size (ha)	18.58	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm. Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extension site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 820m to the nearest regular bus stop, 790m to the nearest convenience store and 660m to the nearest educational facility. However, the site may be able to provide more direct access to these facilities via an access track linking the site's northern edge to Castlecroft Road, subject to			
Sequential test	confirmation that this land is available. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.			
Green Belt harm	The eastern portion of the site is	The eastern portion of the site is in an area of Moderate-High harm, whilst the western portion of the site is in an area of High harm.		
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site has access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of an area of a series of agricultural fields dissected by tree and hedgerow planting</li> <li>Isolated tree preservation orders are scattered throughout the site</li> <li><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout</li> <li><u>County Highways assessment</u> Ok in principle - minor works needed. Would require consultation with adjacent</li> </ul>			
Site opportunities	highways authority.	public right of way on its so		
		e South Staffordshire Railw	-	

	<ul> <li>has not been confirmed that access can be provided to this at this stage</li> <li>The site is not an irregular shape and could accommodate a permeable block layout linking into residential frontages along Langley Road and Bellencroft Gardens</li> </ul>
Summary	Key positives and negatives
conclusions	<ul> <li>Majority of site area is of lesser Green Belt harm ('moderate-high') than the majority of other land in this broad location</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>

Site reference	Site 654	Address	Lawnswood Parcel B	
Site size (ha)	55.00	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 790m to the nearest regular bus stop, 830m to			
Sequential test		the nearest convenience store and 900m to the nearest educational facility. There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western edge of the Black Country.		
Green Belt harm	Very High			
Landscape	High			
sensitivity				
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The HESA scores the site a red for indirect potential harm to the historic environment, indicating significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of a series of agricultural fields separated in areas by substantial tree boundaries and woodland</li> <li>A small part of the site's south-eastern extent overlaps with blanket tree preservation orders that would likely need to be excluded from any development</li> <li>The majority of the site is within mineral safeguarding areas</li> <li><u>LLFA comments</u></li> <li>Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse</li> <li><u>County Highways assessment</u></li> <li>Ok in principle subject to significant highways improvements. Would require consultation with adjacent highways authority.</li> </ul>			

Site opportunities	<ul> <li>Public rights of way run through the site</li> <li>The site's size and shape means that parts of it could provide a permeable block layout</li> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives         <ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated</li> </ul> </li> <li>Conclusion         <ul> <li>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.</li> </ul> </li> </ul>

Site reference	Site 655	Address	Lawnswood Parcel C	
Site size (ha)	31.13	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the sites Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	areas of search along the west site options in this location are set out in the Spatial Housing consultation.	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 1.4km to the nearest regular bus stop, 1.8km to		
Sequential test		There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western		
Green Belt harm	Very High			
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>The site could provide access to pedestrian footways into the wider urban area</li> <li>Development would see the loss of a series of agricultural fields separated in areas by substantial tree boundaries and woodland</li> <li>The majority of the site is within mineral safeguarding areas</li> <li><u>LLFA comments</u></li> <li>Low risk</li> </ul>			
Site encerturities	County Highways assessment Initial concerns with cumulativ consultation with adjacent hig would likely be required.	hways authority. Improved	pedestrian connectivity	
Site opportunities	<ul> <li>The site's size and shape means that parts of it could provide a permeable block layout</li> <li>The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures</li> </ul>			
Summary	Key positives and negatives			
conclusions	<ul> <li>Higher Green Belt har (site is 'very high')</li> </ul>	m than the majority of land	in this broad location	

<ul> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns regarding impact on surrounding junctions</li> </ul>
<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.

Site reference	Site 673	Address	Land at Wollaston Road		
Site size (ha)	1.39 Proposed use Residential				
Site selection criteria	Assessment				
SA findings	Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.				
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	South Stanordshire Local Plan Review.The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search along the western edge of the Black Country. Urban extensions site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 170m to the nearest regular bus stop, 870m to				
Sequential test	the nearest convenience store and 1.1km to the nearest educational facility.There are insufficient non-Green Belt opportunities to deliver the infrastructure-led strategy identified in the area of search for urban extensions on the westernedge of the Black Country.				
Green Belt harm	Moderate-High				
Landscape sensitivity	Moderate-High				
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.				
Known site constraints			assland		
	<u>County Highways assessment</u> Ok in principle.				
Site opportunities	-				
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Higher landscape sensitivity than the majority of land in this broad</li> </ul>				

<ul> <li>location (site is 'moderate-high')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
Conclusion 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.

Site reference	Site 684	Address	Land off Swindon Road	
Site size (ha)	9.15	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents' distance from both primary and secondary education and Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
South Stanordshire Local Plan Review.Conformity with infrastructure led strategy and opportunities for infrastructureThe Council's infrastructure-led strategy seeks smaller urban extension areas of search along the western edge of the Black Country. Urban e site options in this location are therefore compatible with the strategy set out in the Spatial Housing Strategy and Infrastructure Delivery Pla consultation.deliveryThe centre of the site is roughly 120m to the nearest regular bus stop the nearest convenience store and 1.1km to the nearest educational			try. Urban extensions the strategic approach Delivery Plan (2019) Ilar bus stop, 970m to	
Sequential test		There are insufficient non-Green Belt opportunities to deliver the infrastructure- led strategy identified in the area of search for urban extensions on the western		
Green Belt harm	High			
Landscape sensitivity	Low-Moderate			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints			cultural fields, which entre e to investigate possible	
Site opportunities	Ok in principle subject to significant highways improvements.         -       Public rights of way run through the site's northern corner         -       Parts of the site could contain a permeable block structure, although layout could be constrained by the existing substation and pylons on site			

Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> </ul>
	<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.

Site reference	Site 710	Address	Land rear of	
Site cize (ba)	1.69	Proposed use	Pennwood Lane Residential	
Site size (ha) Site selection	Assessment	Proposed use	Residentia	
criteria				
SA findings	Major negative effects are predicted against the landscape criteria, due to the sites landscape sensitivity and Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure ledThe Council's infrastructure-led strategy seeks smaller urban exter areas of search along the western edge of the Black Country. Urb site options in this location are therefore compatible with the strategy and opportunities for infrastructure deliveryThe Council's infrastructure-led strategy seeks smaller urban exter areas of search along the western edge of the Black Country. Urb site options in this location are therefore compatible with the strategy and 			ountry. Urban extensions with the strategic approach	
	the nearest convenience stor	e and 280m to the neare	st educational facility.	
Sequential test	There are insufficient non-Gro led strategy identified in the a edge of the Black Country.			
Green Belt harm	Very High			
Landscape	Moderate-high			
sensitivity				
Impact on historic environment	HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, alt archaeological mitigation measures may be required. The HESA scores t an amber for indirect potential harm to the historic environment, indica significant effects which cannot be mitigated are at present predicted.			
constraints urban area - Development would s - The site is within mine <u>LLFA comments</u>		e access to pedestrian fo see the loss of an area of eral safeguarding areas		
Low Risk - within Wolverhampton FRMP         County Highways assessment         Initial concerns due to demonstrating satisfactory access and concerns due to demonstrating highways authority.         Site opportunities       -			-	
Summary	Key positives and negatives			
conclusions			of land in this broad landscape criteria in the	

<ul> <li>moderate/high landscape sensitivity, which Duty to Co-operate correspondence from the Association of Black Country Authorities' suggests should not be considered for allocation.</li> <li>Highways authority raise initial concerns regarding site access and connectivity</li> </ul>
<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.

## **Cannock Edge Site Proformas**

Site reference	202	Address	Land east of Wolverhampton Road
Site size (ha)	36	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	Ire ledin the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.dconsultation.es forThe centre of the site is roughly 1.6km to the nearest regular bus stop, 950m to the nearest food store and 1.7km to the nearest education facility.testThe site lies within the Green Belt.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test Green Belt harm			
Landscape sensitivity			
Impact on historic environmentHESA scores the site a green for both direct and indirect potential historic environment, indicating no concerns identified, on current although archaeological mitigation measures may be required.			current evidence,
Known site constraints	<ul> <li>Site has access to pedestrian footways into Cannock</li> <li>Development would see loss of an area of agricultural fields bounded by mature tree and hedgerow planting</li> <li>Site is separated from the adjacent highway by a well-established tree and hedgerow planting</li> <li>Adjacent to a SSSI and minerals site to the east of the site</li> <li>Sporadic TPOs are present throughout the site</li> <li>Significant change in levels within the central/southern area of the site</li> <li>Pylons run through the centre/southern end of the site</li> <li>Within a minerals safeguarding area (brick clay)</li> </ul>		
	<u>LLFA comments</u> Mitigable concerns – at planning for SW in site layout <u>County Highways assessment</u> Ok in principle subject to signific consultation with Highways Engla	ant highways improvemen	ts. Would require

Site opportunities	<ul> <li>Site is large in scale and could accommodate a permeable block layout if fully developed</li> <li>A public right of way runs through the site</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>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</li> <li>Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate')</li> <li>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.</li> <li>Within a brick clay mineral safeguarding area</li> </ul>

Site reference	203	Address	Land West of Woodhaven	
Site size (ha)	5.4	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the sites' Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	structure led egy and ortunities for structurein the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.The centre of the site is roughly 1.7km to the nearest regular bus stop, 1km to			
Sequential test	The site lies within the Green Belt.			
Green Belt harm	High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Site has access to pedestrian footways into Cannock</li> <li>Development would result in loss of agricultural fields interspersed with tree and hedgerow planting</li> <li>TPOs are adjacent to the north-eastern edge of the site</li> <li>Within a minerals safeguarding area (brick clay)</li> <li><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout</li> <li><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Would require</li> </ul>			
Site opportunities	consultation with Highways England to resolve any issues with junctions on A5.			
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high harm')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Within a brick clay mineral safeguarding area</li> </ul>
	<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.

Site reference	474	Address	land at Longford House, A5 Cannock Road	
Site size (ha)	11.17	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructureThe urban edge of Cannock was not proposed for additional housing alloc in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.Opportunities for infrastructureThe centre of the site is roughly 710m to the nearest regular bus stop, 560 the nearest food store and 820m to the nearest education facility.			Plan (2019) Ir bus stop, 560m to	
Sequential test	The site lies within the Green Be	lt.		
Green Belt harm	Very High			
Landscape sensitivity	Moderate			
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.			
Known site constraints	<ul> <li>Site has access to pedestrian footways into Cannock</li> <li>Development would result in loss of an area of grassland bounded by tree and hedgerow planting</li> <li>Site is separated from adjacent residential area (Wellington Drive) by a substantial mature tree and scrub belt</li> <li>May need to be delivered alongside land within a neighbouring local authority</li> <li>Within a mineral safeguarding area</li> </ul> <u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible			
Site opportunities	watercourse <u>County Highways assessment</u> Ok in principle subject to signifi consultation with Highways Eng - A public right of way rur	cant highways improvemen land to resolve any issues w	its. Would require with junctions on A5.	
	<ul> <li>The site is adjacent to a public open space on its eastern edge</li> <li>The site is large in scale and could accommodate a permeable block layout</li> </ul>			

Summary	Key positives and negatives
conclusions	<ul> <li>Higher Green Belt harm than the majority of land in this broad location (site is 'very high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> </ul>
	<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.

Site reference	529	Address	Land at Middle Hill Part 2	
Site size (ha)	17.11	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure ledThe urban edge of Cannock was not proposed for additional housing allocation in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.opportunities for infrastructureThe centre of the site is roughly 1.9km to the nearest regular bus stop, 1.2km the nearest food store and 2km to the nearest education facility.Sequential testThe site lies within the Green Belt.			Plan (2019) ar bus stop, 1.2km to	
Green Belt harm	High			
Landscape sensitivity	Moderate	Moderate		
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraintsSite has access to pedestrian footways into Cannock Development would result in loss of agricultural fields to and hedgerow planting Site is separated from the adjacent highway by a well-e and hedgerow planting Pylons run through the site TPOs run along the site's northern border and through is site Within a mineral safeguarding area (brick clay)LLFA comments Mitigable concerns – at planning stage, rationalise ground level for SW in site layoutCounty Highways assessment Initial concerns regarding pedestrian distances to local facilities consultation with Highways England to resolve any issues with j		It in loss of agricultural fiel e adjacent highway by a we ite northern border and throu	ds bounded by tree ell-established tree	
		ties. Would require		
Site opportunities	- Site is large in size and could accommodate permeable block layout			
Summary	Key positives and negatives			

conclusions	<ul> <li>Similar Green Belt harm to the majority of land in this broad location (site is 'high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>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.</li> <li>Initial concerns raised by Highways Authority due to remoteness from services and facilities</li> <li>Within a brick clay mineral safeguarding area</li> </ul>
	<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.

Site reference	624	Address	Land north of Chase	
			Gate Public House,	
			Wolverhampton	
			Road	
Site size (ha)	0.85	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major negative effects are predicted against the education and landscape criteria, due to new residents distance from both primary and secondary education and the sites Green Belt harm.			
	The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with	The urban edge of Cannock was r	not proposed for additional	housing allocations	
infrastructure led strategy and opportunities for	in the Spatial Housing Strategy ar consultation.	nd Infrastructure Delivery P	'lan (2019)	
infrastructure	The centre of the site is roughly 1	2km to the nearest regula	r bus stop, 550m to	
delivery	the nearest food store and 1.3km	n to the nearest education f	facility.	
Sequential test	The site lies within the Green Bel	The site lies within the Green Belt.		
Green Belt harm	Moderate-High			
Landscape sensitivity	Moderate			
Impact on historic	HESA scores the site a green for b	ooth direct and indirect pot	ential harm to the	
environment	historic environment, indicating no concerns identified, on current evidence,			
	although archaeological mitigation measures may be required.			
Known site	Site has access to pedestrian footways into Cannock			
constraints		, Ilt in loss of an area of scrul		
	- The site is separated from the adjacent highway by a belt of well-			
	established tree and hedgerow planting			
	- Site is within a mineral safeguarding area			
	LLFA comments Low risk			
	LOW FISK <u>County Highways assessment</u> Initial concerns given scale of highways improvements required to make access			
	acceptable relative to scale of po			
	consultation with Highways Engla			
Site opportunities	- Site is well contained by existing planting boundaries			
Summary	Key positives and negatives			

conclusions	<ul> <li>Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high')</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Initial concerns raised regarding site access by Highways Authority</li> </ul>
	<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.

Site reference	659	Address	Land near Shoal Hill Tavern	
Site size (ha)	0.68	Proposed use	Residential	
Site selection criteria	Assessment			
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape and townscape criteria, due to the site being located wholly within an AONB. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The urban edge of Cannock was not proposed for additional housing allocations in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 240m to the nearest regular bus stop, 980m to the nearest food store and 640m to the nearest education facility.			
Sequential test	The site lies within the Green Be	The site lies within the Green Belt.		
Green Belt harm	High	High		
Landscape sensitivity	High			
Impact on historic environment	HESA scores the site a green for both direct and indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.			
Known site constraints	<ul> <li>Site has access to pedestrian footways into Cannock</li> <li>Development would result in loss of an area of grassland/scrub</li> <li>Site is separated from the highway by a well-established row of tree and hedgerow planting</li> <li>Within a mineral safeguarding area</li> <li><u>LLFA comments</u> Low risk</li> </ul>			
	<u>County Highways assessment</u> Ok in principle subject to signific pedestrian connectivity.	cant highways improvemen	ts to improve	
Site opportunities	-			
Summary	Key positives and negatives			
conclusions	Similar Green Belt harm to the majority of land in this broad location (site			

<ul> <li>is 'high')</li> <li>Higher landscape sensitivity than the majority of land in this broad location (site is 'high')</li> <li>Major positive impacts predicted against education criteria in the Sustainability Appraisal</li> <li>Major negative impacts predicted against landscape criteria in the Sustainability Appraisal</li> </ul>
<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.

Site reference	720	Address	Roman Way Hotel, Watling Street
Site size (ha)	0.8	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the education criteria, due to the site's distance from primary and secondary education. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery Sequential test Green Belt harm Landscape	The urban edge of Cannock was not proposed for additional housing allocations in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.         The centre of the site is roughly 760m to the nearest regular bus stop, 1.3km to the nearest food store and 1.2km to the nearest education facility.         The site lies within the Green Belt.         Low-Moderate         Moderate		
sensitivity			
Impact on historic environment	HESA scores the site an amber for direct potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted. The site scores a green for indirect potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required.		
Known site constraints	<ul> <li>Site has access to pedestrian footways into Cannock</li> <li>The development would result in the loss of a hotel (C1) use.</li> <li>Flood zones 2 and 3 cover a small area at the rear of the site</li> <li>Within a minerals safeguarding area</li> </ul> <u>LLFA comments</u> - <u>County Highways assessment</u> Ok in principle. A5 belongs to National Highways in this area. Currently no controlled crossings allowing access to facilities to the north.		
Site opportunities	- Site is previously developed land		
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>The majority of the site is on an area of lower Green Belt harm ('low-moderate') than the majority of land in this broad location</li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate')</li> <li>Major negative impacts predicted against the education criteria in the Sustainability Appraisal</li> <li>Site is previously developed land</li> </ul>		

Conclusion
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.

## South of Stafford Site Proformas

Site reference	036a	Address	Land South of Stafford	
Site size (ha)	134.46	Proposed use	Residential-led mixed use	
Site selection criteria	Assessment	Assessment		
SA findings	Major negative effects are predicted against the landscape and education criteria. This is due to the sites landscape sensitivity and new residents' distance from both primary and secondary education facilities. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search to the south of Stafford. Large urban extension site options in this location are therefore inconsistent with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 840m to the nearest regular bus stop, 1.8km to the nearest convenience store and 1.7km to the nearest educational facility.			
Sequential test	The site sits in the Open Country	side beyond the Green Bel	t	
Green Belt harm Landscape sensitivity	n/a High			
Impact on historic environment	HESA scores the site an amber for both direct and indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated or are at present predicted.			
Known site constraints	<ul> <li>The site has access pedestrian footways into Stafford</li> <li>Development would result in loss of multiple agricultural fields/areas of historic parkland bounded by well-established tree and hedgerow planting and interspersed with mature tree planting</li> <li>Site contains Flood Zone 2/3 at in its south-western area, which (assuming development will not include these areas), leaves a gross site area of approximately 134.46ha</li> <li>If the site were developed to its fullest extent it would result in the coalescence of Stafford and Acton Trussell</li> <li>Within a mineral safeguarding area</li> <li>Various sections of site high habitat distinctiveness</li> </ul>			
	Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse			
	County Highways assessment Strong initial concerns due to access to surrounding highway network and			

	capacity issues in surrounding network.		
Site opportunities	<ul> <li>Site is large in scale and regular in shape, allowing it to accommodate a permeable block layout</li> <li>Site is adjacent to a green corridor at its north-western extent</li> </ul>		
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>Major negative impacts predicted against education in the Sustainability Appraisal</li> <li>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.</li> <li>Highways authority raise initial concerns regarding capacity of highway network in surrounding area</li> <li><u>Conclusion</u></li> <li>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.</li> </ul>		

Site reference	036c	Address	Land at Weeping Cross
Site size (ha)	8.01	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education. Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The Council's infrastructure-led strategy seeks smaller urban extensions in the areas of search to the south of Stafford. Smaller urban extension site options in this location are therefore compatible with the strategic approach set out in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 170m to the nearest regular bus stop, 900m to the nearest convenience store and 840m to the nearest educational facility.		
Sequential test	The site sits in the Open Country	rside beyond the Green Bel	t
Green Belt harm Landscape sensitivity	n/a High		
Impact on historic environment	The HESA Stage 2 identifies that required mitigation for the setting impacts of the site includes allocating only the low-lying northern portion of the site, which lies north of the junction of Cannock Road (A34) and Acton Hill Road. The remainder of the site should either remain in agricultural use or be allocated as public open space.		
Known site constraints	<ul> <li>The site has access pedestrian footways into Stafford</li> <li>Development would result in loss of agricultural fields bounded by well- established tree and hedgerow planting</li> <li>Within a mineral safeguarding area</li> </ul>		
	LLFA comments Low risk		
	<u>County Highways assessment</u> Ok in principle. Previous planning application for similar scale of developme raised no in-principle highways objections.		
Site opportunities	<ul> <li>Site is a large and regular in shape, allowing it to accommodate a permeable block layout</li> </ul>		
Summary	Key positives and negatives		

conclusions	<ul> <li>Similar landscape sensitivity to the majority of land in this broad location (site is 'high')</li> <li>Major positive impacts predicted against education in the Sustainability Appraisal</li> <li>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</li> </ul>
	<ul> <li>Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence.</li> <li>HESA Stage 2 indicates that development should be limited to the northern low-lying part of the site</li> </ul>
	<u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, part of the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.

## **New Settlement Site Proformas**

Site reference	585	Address	Land off Gailey Island	
Site size (ha)	97 ha (gross)	Proposed use	Residential mixed use	
Site selection criteria	Assessment	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.			
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is a freestanding new settlement proposal with a potential site capacity above the SHELAA threshold of 1,500 dwellings and lying within the area of search initially identified in the 2018 GBHMA Strategic Growth Study and the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 4.6km to the nearest train station, 3.75km to the nearest local convenience store and 5.2km to the nearest education facility (in Penkridge). It is roughly 1.7km to the nearest regular bus stop (along the A449). The size of the site and submitted information to date suggest that on-site facilities will be limited to local retail centres and primary/first education facilities.			
Sequential test		The site lies within the Green Belt, unlike other freestanding potential new settlement site options in the A449/West Coast Mainline corridor (Site 029).		
Green Belt harm	High			
Landscape	Low-moderate			
sensitivity				
Impact on historic	HESA scores the site a green for direct potential harm to the historic			
environment	environment, indicating no concerns identified, on current evidence, although			
	archaeological mitigation measu	res may be required. The H	HESA scores the site	
	an amber for indirect potential h	arm to the historic enviror	ment, indicating no	
	significant effects which cannot be mitigated are at present predicted.			
Known site constraints	<ul> <li>The West Coast Mainline bisects the western edge of the site, preventing direct access from the majority of the site to the A449 to the west</li> <li>A canal conservation area runs through the centre of the site, which may affect any subsequent site layout</li> <li>Development would appear to remove an area of predominantly agricultural land containing isolated residential properties and small scale commercial businesses</li> <li>Part of the site is within a mineral safeguarding area.</li> </ul>			
	<u>LLFA comments</u> Medium-High Risk Location - Number of watercourses in location running through site - Recommend Early Pre-App			

Site opportunities	<ul> <li><u>County Highways assessment</u></li> <li>Initial concerns due to cumulative impacts on surrounding highways network and connectivity. Would need consultation with Highways England due to potential impacts on trunk road network.</li> <li>Potential opportunity to link to canal towpath network that cuts across the site</li> <li>The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layouts, although this is slightly compromised by a canal and the West Coast Mainline bisecting the site</li> </ul>
Summary conclusions	<ul> <li><u>Key positives and negatives</u></li> <li>Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm')</li> <li>Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding highways network and connectivity</li> <li>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</li> <li><u>Conclusion</u></li> <li>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.</li> </ul>

585a	Address	Land off Gailey Island (parcel 2)
110 ha (gross)	Proposed use	Residential mixed
Assessment		
Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordchire Local Plan Peview		
The site is a freestanding new settlement proposal with a potential site capacity above the SHELAA threshold of 1,500 dwellings and lying within the area of search initially identified in the 2018 GBHMA Strategic Growth Study and the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation. The centre of the site is roughly 3.2km to the nearest train station, 2.3km to the nearest local convenience store and 3.9km to the nearest education facility (in Penkridge). It is roughly 450m to the nearest regular bus stop (along the A449). The size of the site and submitted information to date suggest that on-site facilities will be limited to local retail centres and primary/first education		
The site lies within the Green Belt, unlike other freestanding potential new settlement site options in the A449/West Coast Mainline corridor (Site 029).		
High Low-moderate		
HESA scores the site a green for direct potential harm to the historic environment, indicating no concerns identified, on current evidence, although archaeological mitigation measures may be required. The HESA scores the site an amber for indirect potential harm to the historic environment, indicating no significant effects which cannot be mitigated are at present predicted.		
<ul> <li>The site was previously part of a larger site suggestion (Site 585) but it is no longer clear whether the landowners are willing to make the land available for development</li> <li>Development would appear to remove an area of predominantly agricultural land containing two large-scale wind turbines</li> <li>The existing wind turbines on the site may significantly constrain the site layout/capacity</li> <li>Part of the site is within Flood Zone 2/3, which if excluded leaves a gross site area of approximately 110ha</li> <li>Part of the site is within a mineral safeguarding area.</li> </ul>		
	110 ha (gross)         Assessment         Major negative effects are predicts site's Green Belt harm.         The full assessment of all minor at effects arising from the site is avain South Staffordshire Local Plan Rest above the SHELAA threshold of 1 search initially identified in the 2 Spatial Housing Strategy and Infr         The centre of the site is roughly 3 nearest local convenience store at Penkridge). It is roughly 450m to the size of the site and submitted facilities will be limited to local rest facilities.         The site lies within the Green Belt settlement site options in the A4         High         Low-moderate         HESA scores the site a green for control archaeological mitigation measure an amber for indirect potential his significant effects which cannot be available for development a	110 ha (gross)       Proposed use         Assessment       Major negative effects are predicted against the landscape site's Green Belt harm.         The full assessment of all minor and major positive and nege effects arising from the site is available in the Sustainability. South Staffordshire Local Plan Review.         The site is a freestanding new settlement proposal with a p above the SHELAA threshold of 1,500 dwellings and lying w search initially identified in the 2018 GBHMA Strategic Gros Spatial Housing Strategy and Infrastructure Delivery Plan (2         The centre of the site is roughly 3.2km to the nearest train nearest local convenience store and 3.9km to the nearest regular bus store and s.9km to the nearest ere Penkridge). It is roughly 450m to the nearest regular bus store and information to date sugg facilities will be limited to local retail centres and primary/f facilities.         The site lies within the Green Belt, unlike other freestandin settlement site options in the A449/West Coast Mainline control and the environment, indicating no concerns identified, on current archaeological mitigation measures may be required. The lan amber for indirect potential harm to the historic enviror significant effects which cannot be mitigated are at present no longer clear whether the landowners are willing available for development         Development would appear to remove an area of p agricultural land containing two large-scale wind tu:         The site is within Flood Zone 2/3, which if exist area of approximately 110ha       Part of the site is within a mineral safeguarding are site area of approximately 110ha         Part of the site is within a mineral safeguarding area ture and approximately 110ha       Part of the site is

Site opportunities	<ul> <li>Initial concerns due to cumulative impacts on surrounding highways network and connectivity. Would need consultation with Highways England due to potential impacts on trunk road network.</li> <li>Potential opportunity to link to canal towpath network in the south-east of the site and the public rights of way that run through the site</li> <li>The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layouts, although this may be compromised by the existing wind turbines on site</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm')</li> <li>Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding highways network and connectivity</li> <li>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</li> <li>Conclusion</li> <li>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.</li> </ul>

Site reference	665	Address	Deanery Estate
Site size (ha)	139 ha (gross)	Proposed use	Residential mixed use
Site selection criteria	Assessment		
SA findings	Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is a freestanding new se above the SHELAA threshold of 1 search initially identified in the 2 Spatial Housing Strategy and Info The site does not appear to have via existing footways. The size of the site and submitte facilities will be limited to local r facilities.	1,500 dwellings and lying w 2018 GBHMA Strategic Grow rastructure Delivery Plan (2 e access to services and fac d information to date sugg	ithin the area of wth Study and the 019) consultation. ilities in the wider area sest that on-site
Sequential test	The site lies within the Green Belt, unlike other freestanding potential new settlement site options in the A449/West Coast Mainline corridor (Site 029).		
Green Belt harm	High		
Landscape	Moderate-high		
sensitivity			
Impact on historic environment	HESA scores the site an amber for historic environment, indicating or are at present predicted.		
Known site constraints	<ul> <li>access to Penkridge/A44</li> <li>The site would likely req established over the We has not been confirmed</li> <li>Its development would a</li> <li>Part of the site is within</li> <li>Part of the site in in Floo</li> </ul>	uire a new highways/pede st Coast Mainline in order as deliverable at this stage appear to remove an area o a mineral safeguarding are d Zone 3, however the site nulatively without locating	strian access to be to be delivered, which of agricultural land a. could accommodate
	LLFA comments High Risk Site - Early Communica - suggested to not be used for Vu Plane		
	County Highways assessment Strong initial concerns due to est	tablishing multiple site acco	esses to facilitate

	development and cumulative impacts on surrounding highways network.
Site opportunities	<ul> <li>Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site</li> <li>The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layouts</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm')</li> <li>Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate')</li> <li>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.</li> <li>Highways authority raise initial concerns with impact on surrounding highways network and connectivity</li> <li>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</li> </ul>

Site reference	029	Address	Land – Dunston Estate
Site size (ha)	120 ha (gross)	Proposed use	Residential mixed use
Site selection criteria	Assessment		
SA findings	No major negative or positive effects are predicted. The full assessment of all minor and major positive and negative sustainability effects arising from the site is available in the Sustainability Appraisal of the South Staffordshire Local Plan Review.		
Conformity with infrastructure led strategy and opportunities for infrastructure delivery	The site is a freestanding new set above the SHELAA threshold of 1 search initially identified in the 2 Spatial Housing Strategy and Infr The centre of the site is roughly 3 the nearest local convenience sto roughly 600m to the nearest regi education facility (in Dunston). The size of the site and submittee facilities will be limited to local re facilities.	,500 dwellings and lying w 018 GBHMA Strategic Grov astructure Delivery Plan (2 3.8km to the nearest train ore (in Penkridge). The cen ular bus stop and 1.05km t d information to date sugg	ithin the area of wth Study and the 019) consultation. station and 3.4km to tre of the site is o the nearest gest that on-site
Sequential test	The site is entirely within the Open Countryside and therefore the delivery of growth in this location will not require Green Belt release.		
Green Belt harm	-		
Landscape sensitivity	Moderate		
Impact on historic environment	HESA scores the site an amber fo historic environment, indicating or are at present predicted.		
Known site constraints	<ul> <li>School Lane has no pede</li> <li>Its development would a</li> <li>Part of the site is within a</li> <li>Part of the site in in Floor over 1,500 dwellings cun development in these ar</li> <li>A large portion of the site the West Coast Mainline confirmed as deliverable</li> <li>TPOs are located within the set of the set o</li></ul>	ppear to remove an area of a mineral safeguarding are d Zone 3, however the site nulatively without locating eas e would require an access in order to be delivered, v at this stage	of agricultural land a. could accommodate residential to be established over which has not been
	LLFA comments High Risk Site - Early Communica	tion with EA and LLFA - ful	l Pre-app Recommend

	<ul> <li>- suggested to not be used for Vulnerable Development - Number of Watercourses in Location - High Risk Site - Flood Planes</li> <li><u>County Highways assessment</u> Initial concerns due to site severance (West Coast Mainline) and establishing multiple site accesses. Would need consultation with Highways England due to potential impacts on M6 Junction 13.</li> </ul>
Site opportunities	<ul> <li>Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site</li> <li>The site contains areas capable of accommodating a permeable block layouts, although the site is not a single cohesive parcel of land due to the flood zones/rail line running separating large parts of the site from the A449</li> </ul>
Summary conclusions	<ul> <li>Key positives and negatives</li> <li>On non-Green Belt land, unlike the majority of new settlement options in the A449/West Coast Mainline corridor</li> <li>Of average landscape sensitivity compared to the majority of land in the A449/West Coast Mainline corridor location (site is 'moderate')</li> <li>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</li> <li>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</li> <li>Conclusion</li> <li>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.</li> </ul>