

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		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the 2024 Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields and the final yield may be constrained by proximity to the M6. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate detailed access being demonstrated off Kentmere Close/Prescott Drive.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable grid layout. - The M6 to the east and the canal to the west provide defensible 		

	<p>boundaries to contain the development.</p> <ul style="list-style-type: none"> - 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.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 006, 420, 584 and 010.</p>

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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial 2024 Housing Strategy Topic Paper.</p> <p>The centre of the site is roughly 520m to the nearest regular bus stop, 1.3km to the nearest rail station, 640m to the nearest village/neighbourhood centre and 1.2km to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low – 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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural/scrub fields. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to obtaining visibility to the south. Would require extending existing footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could provide a continuation of the existing residential frontages along Boscomoor Lane. - The site is directly adjacent to a green corridor along the adjacent canal and could provide linkages into the adjacent towpath. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lies in the Green Belt (low-moderate harm) unlike other site options around the village. • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'moderate').</p> <ul style="list-style-type: none"> • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options. It could therefore support the Council's preferred spatial strategy if delivered alongside Sites 420, 584 and 005.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>If delivered alongside Site 584 and Site 420, this site could provide a single mixed-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 GBHMA Strategic Growth Study.</p> <p>The centre of the site is roughly 300m to the nearest regular bus stop, 1.7km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre and 1.6km to the nearest education facility. If delivered alongside sites 584 and 420 some of these facilities would be provided on site.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Part of the site's eastern edge is in Flood Zone 2 and 3. - Around 45.2ha could be allocated on the site outside of the flood zones. - The site does not currently have footpath access to the village to the south and would need to be brought forward with site 584 to ensure a satisfactory layout. - The development would result in loss of agricultural fields either side of the A449. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p>		

	<p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements, including;</p> <ul style="list-style-type: none"> - 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).
<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting. - The site is adjacent to an existing public right of way which could be incorporated/improved within any wider scheme design. - The site is not an irregular shape and could accommodate a permeable block layout. - The River Penk to the east and the railway line to the west provide defensible boundaries to contain the development.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike other site options around the village, the site is not within the Green Belt. • In a higher sensitivity landscape compared to the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against education in the Sustainability Appraisal, however there is potential for Sites 584 and 010 to jointly deliver on-site education infrastructure to mitigate this issue. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas could lead to unsustainable patterns of growth as set out in the Spatial Housing Strategy Topic Paper. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584, 006 and 005.</p>

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	<p>Major positive effects are predicted against the transport & accessibility and education criteria, due to the site's proximity to local facilities and new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p> <p>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.</p>		
Sequential test	Open Countryside.		
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 style="list-style-type: none"> - There is a small part of the site's south-eastern edge that is in Flood Zone 2 and 3. - Up to around 1.18ha could be allocated on the site outside of the flood zones. - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields to the south-east of the A449. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p>		

	<p><u>Level 2 SFRA</u></p> <p>A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u></p> <p>Ok in principle subject to appropriate type of detailed access being demonstrated.</p>
Site opportunities	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable layout which could continue existing residential frontages along the A449. - The River Penk to the east and the A449 to the west provide defensible boundaries to contain the development.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike other site options around the village, the site is not within the Green Belt. • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 420, 584, 006 and 005.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkridge in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt land.		
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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields. - A mature tree belt separates the site from the adjacent highway and may be affected by any site access. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable, likely need to widen A449 to incorporate ghost right turn to make acceptable.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is directly adjacent to a green corridor to the north and could potentially provide linkages into this. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lies in the Green Belt (moderate-high harm) unlike other site options 		

	<p>around the village.</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority has raised initial concerns regarding site's access. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 006, 420, 584 and 010.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkrige in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt land.		
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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement via the footway along the A449. - The development would result in loss of agricultural fields. - A mature tree belt separates the site from the adjacent highway and may be affected by any site access. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable, likely need to widen A449 to incorporate ghost right turn to make acceptable.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lies in the Green Belt (moderate-high harm) unlike other site options around the village. 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority has raised initial concerns regarding site's access. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 006, 420, 584 and 010.</p>
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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		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education and the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>If delivered alongside Site 010 and Site 420, this site could provide a single mixed-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 GBHMA Strategic Growth Study.</p> <p>The site could deliver the majority of the available Open Countryside land to the north of the village, and incorporates land currently granted planning permission for up to 200 dwellings.</p> <p>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.</p>		
Sequential test	Open Countryside.		
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 constraints	<ul style="list-style-type: none"> - A small part of the site's eastern edge that is in Flood Zone 2 and 3. - Up around 27.25ha could be allocated on the site outside of the flood zones. - The site has public footpath access to the wider village, which will be improved through the implementation of the existing outline planning permission. - The development would result in loss of agricultural fields either side of the A449. 		

	<p>- The site is within a mineral safeguarding area.</p> <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting. - The site contains an existing public right of way which could be incorporated/improved within any wider scheme design. - The site is not an irregular shape and could accommodate a permeable layout which could continue existing residential frontages along the A449. - The River Penk to the east and the railway line to the west provide defensible boundaries to contain the development.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike other site options around the village, the site is not within the Green Belt. • Includes land in a higher sensitivity landscape compared to the majority of land around the village (site is ‘moderate-high’). • Major negative impacts predicted against education in the Sustainability Appraisal, however there is potential for Sites 584 and 010 to jointly deliver on-site education infrastructure to mitigate this issue. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 420, 010 and 005.</p>

Site reference	711	Address	Hatherton House, Pinfold Lane
Site size (ha)	1.09 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a small proportion of the growth identified for Penkrige in the Spatial Housing Strategy and Infrastructure Delivery Plan (2019) consultation.</p> <p>The site does not appear to have pedestrian access to facilities in the surrounding area by a public and well-lit footway.</p>		
Sequential test	Green Belt land.		
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 style="list-style-type: none"> - The site does not appear to have a well-lit and safe public right of way to facilities in the village to the east. - The development would result in the loss of a hotel (C1) use. - Flood zones 2 and 3 cover the area of the site adjacent to the highway. - TPOs are present within the site. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Initial concerns with pedestrian and vehicle connectivity - signals under the bridge and lack of footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lies in the Green Belt (high harm) unlike other site options around the village. 		

	<ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern. • Major positive impacts predicted against the transport and accessibility criteria. • Highways authority has raised initial concerns regarding site's connectivity and impact on junctions in surrounding area. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 005, 006, 420, 584 and 010.</p>
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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		
SA findings	<p>Major positive effects are predicted against the transport & 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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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 560m to the nearest education facility.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site is previously developed land containing a former adult training centre. - TPOs are present at the rear of the site. - The site has good access to pedestrian footways into the wider settlement. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, existing access may need reconstructing.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site offers an opportunity to redevelop vacant brownfield land within the development boundary. - The site would make a contribution to the District's small sites requirement. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site allocated by 2018 Site Allocations Document. • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • Opportunity to redevelop brownfield land. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred strategy for Bilbrook/Codsall if delivered alongside Sites 213, 519, 224 and 419a&b.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The centre of the site is roughly 190m to the nearest regular bus stop, 1.25km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre and 430m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - 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. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to access location off Lane Green Road.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site would be well contained by natural boundaries (i.e. tree planting and watercourse to south-east). 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Similar landscape sensitivity to the majority of land around 		

	<p>Bilbrook/Codsall (site is 'moderate').</p> <ul style="list-style-type: none"> • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • 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. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - A large portion of the site is within Flood Zones 2 and 3, with an irregular shaped portion of land measuring approximately 3.1ha of land lying outside the flood zone. - The site could provide access to pedestrian footways into the wider settlement. - Its development would see the loss of grassland interspersed with well-established tree and shrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to access location. Possible widening required of existing carriageway.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate'). • Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate'). • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. 		

	<ul style="list-style-type: none"> • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	213	Address	Bilbrook House, Carter Avenue
Site size (ha)	0.5ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the transport & accessibility and education criteria, due to the site's proximity to a bus stop, railway station and convenience store and new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The centre of the site is roughly 140m to the nearest regular bus stop, 330m to the nearest rail station, 290m to the nearest village/neighbourhood centre and 390m to the nearest education facility.</p>		
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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would see the loss of an existing care home facility with no alternative site to relocate this onto. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could extend the existing residential frontages which run along Carter Avenue, providing a consistent building line to the adjacent street scene. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site. • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • Opportunity to redevelop brownfield land. 		

	<ul style="list-style-type: none"> • 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. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council’s preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 213, SAD Site 228 and 419a&b.</p>
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Site reference	221	Address	Land at Dam Mill
Site size (ha)	2.28ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 and 300m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - A small portion of the site is within Flood Zones 2 and 3, including an area to the east of the parcel which provides access to the wider road network. - Approximately 2.28ha of land lies outside the flood zone. - The site could provide access to pedestrian footways into the wider settlement. - 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. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Visibility splays an issue as well as access being close to bend - access off Birches Road to be considered further.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site would be well contained by natural boundaries (i.e. tree planting 		

	and watercourse to south-east).
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is 'moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. • Highways authority has raised initial concerns regarding site's access. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>

Site reference	222	Address	land north of Sandy Lane
Site size (ha)	9.99ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The centre of the site is roughly 590m to the nearest regular bus stop, 1.4km to the nearest rail station, 830m to the nearest village/neighbourhood centre and 590m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - A small portion of the site is recorded as public open space. - Approximately 9.99ha of land lies outside on non-open space land. - The site could provide access to pedestrian footways into the wider settlement. - 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. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • 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. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	224	Address	Land adjacent 44 Station Rd
Site size (ha)	4.04ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 780m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land occupied by some temporary structures. - Tree preservation orders bound the front of the site, which may be affected by site access. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle with access off existing mini roundabout which may need reconstructing.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site would be well contained by natural boundaries, with well-established tree planting surrounding the site. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Located in very close proximity to Codsall station, with landowner indicating willingness to deliver additional station parking. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council's preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 213, SAD Site 228 and 419a&b.</p>
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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	<p>Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Billbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 730m to the nearest education facility.</p>		
Sequential test	Safeguarded land 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - The site is agricultural land bisected by a landscape buffer. <p><u>LLFA comments</u> Low risk.</p> <p><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 detailed assessment. Would need existing footway extending and existing speed limit would need to be extended.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site, if delivered with the adjacent safeguarded land to the west (site 419b), would provide connectivity between Wergs Hall Road and Keepers Lane. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Due to site size (when considered with site 419b), the site has capacity to deliver required first school to serve the villages. 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against education in the Sustainability Appraisal. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council’s preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 213.</p>
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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	<p>Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 to the nearest education facility.</p>		
Sequential test	safeguarded land 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - The site is agricultural land. - Some limited TPOs sit within the western end of the site. <p><u>LLFA comments</u> Low risk.</p> <p><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 detailed assessment. Would need existing footway extending and existing speed limit would need to be extended.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site, if delivered with the adjacent safeguarded land to the east (site 419a), would provide connectivity between Wergs Hall Road and Keepers Lane. - The site's large and regular shape would offer opportunities for a permeable block pattern. - 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. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Due to site size, has capacity to deliver required first school to serve the villages. • Major negative impacts predicted against education in the Sustainability Appraisal. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council’s preferred strategy for Bilbrook/Codsall if delivered alongside Sites 519, 224, SAD Site 228 and 213.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 1km to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of largely greenfield land with a dwelling in its centre. - Tree preservation orders lie on the site's eastern extent and a well-established tree planted boundary separates the site from Oaken Lanes, although there is an existing residential access. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access with adequate visibility.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site would be well contained by natural boundaries, with well-established tree planting surrounding the site. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around 		

	<p>Bilbrook/Codsall (site is 'moderate/high').</p> <ul style="list-style-type: none"> • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Located in within 400m of Codsall Station but is not as closely located to the station as other site option (Site 224). • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	500	Address	Smallholding Barnhurst Lane
Site size (ha)	8.67ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Billbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The site would be accessed through site 519. 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 830m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very high.		
Landscape sensitivity	Moderate.		
Impact on historic environment	Based on the assessment of the wider site (ref. 519), the 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 style="list-style-type: none"> - A southeast section of the site is within flood zone 2 and is adjacent to flood zone 3. - Mineral safeguarding sand and gravel <p><u>LLFA comments</u> <u>County Highways assessment</u></p> <p>The site would link through site 519 which is okay in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site would link into site 519. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • The site is within 2km walking distance to a railway station. • Higher Green Belt harm than the majority of land around the village (site is 'very high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal but failing to consider such areas for development may result in an unsustainable pattern of development. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - 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. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Visibility splays an issue. Access onto Oaken Lanes will require a footway.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high'). • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. 		

	<ul style="list-style-type: none"> • Located in within 600m of Codsall Station but is not as closely located to the station as other site options (e.g. Site 224). • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • Highways authority has raised initial concerns regarding site’s access. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	515	Address	Land off Heath House Lane
Site size (ha)	3.9ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - The site is bounded by a well-established hedgerow which separates it from Heath House Lane. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, need to put footway in along site frontage.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • In a higher sensitivity landscape to the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Due to site size and location, unlikely to be able to deliver the required 		

	<p>Codsall station car parking or required first school for Codsall/Bilbrook.</p> <ul style="list-style-type: none"> • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver a substantial proportion of growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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 830m to the nearest education facility.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - A small part of the site to the south that is in Flood Zone 2 and 3. - Up to approximately 38ha could be allocated on the site outside of the flood zone and areas of very high harm Green Belt. - The site has good access to pedestrian footways into the wider settlement. - Its development would see the loss of some paddock land and open fields. - The site is within a mineral safeguarding area. - Small section of site high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p>		

	<p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is adjacent to existing playing fields to the north and the Shropshire Union Canal to the east. - A linear well-lit cycle path also runs east from the northern edge of the site along the Wobaston 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. - 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.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of site is an existing safeguarded land allocation made in the Site Allocations Document 2018. • Remainder of site is of similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is ‘high’). • Similar landscape sensitivity to the majority of land around Bilbrook/Codsall (site is ‘moderate’). • Due to site size, has capacity to deliver required first school to serve the villages. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • 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. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is considered to perform better than other site options and could deliver the Council’s preferred strategy for Bilbrook/Codsall if delivered alongside Sites 213, 224, SAD Site 228 and 419a&b.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - A large portion of the site is within Flood Zones 2 and 3. - An irregular shaped portion of land measuring approximately 9.64ha of land lies outside the flood zones. - 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. - Its development would appear to remove an area of agricultural land and would require development to extend beyond a well-established field boundary. - The site is bounded by well-established hedgerow boundaries which may need further consideration. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u></p>		

	Ok in principle subject to significant highways improvements - would require new road linking Strawmoor Lane to Wood Road junction.
Site opportunities	<ul style="list-style-type: none"> - The site is well contained by natural boundaries along Strawmoor Lane to the west. - The site could extend the existing residential frontage along Wood Road to the north. - 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.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Major negative impacts predicted against education in the Sustainability Appraisal. • Potentially large enough to accommodate required first school, but no confirmation from site promoter on this and site is smaller than other larger land parcels with potential to accommodate this around the villages. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>

Site reference	703	Address	Land north of Gunstone Lane
Site size (ha)	2.12 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The site does not appear to have footway access to facilities in the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate and 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 or are at present predicted.		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have pedestrian footway access into the wider settlement. - Development would appear to remove an area of greenfield land intersected by tree and hedgerow boundaries. - Significant TPO boundaries bound the site and may present a barrier to access. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - narrow access road.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a public right of way on its eastern boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around Bilbrook/Codsall (site is 'moderate' and 'moderate/high'). • In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. • Highways authority has raised initial concerns regarding site's access and pedestrian connectivity. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	735	Address	Land west of Keepers Lane
Site size (ha)	1.49	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity. Major positive effects are predicted against the education criteria, due to the site's access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - Limited TPOs on site boundaries. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Acceptable subject to appropriate footway (Issue - access of keepers lane - not surfacing part pf the footway). Subject to using the existing access. Proximity of access to the existing development.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around Bilbrook/Codsall (site is 'high'). 		

	<ul style="list-style-type: none"> • In a higher sensitivity landscape than the majority of land around Bilbrook/Codsall (site is 'moderate/high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Major positive impacts predicted against education criteria in the Sustainability Appraisal. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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Site reference	740	Address	The Grange public house
Site size (ha)	0.33	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the transport & 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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site provides an opportunity to deliver some of the growth identified for Bilbrook and Codsall in the Spatial Housing Strategy Topic Paper.</p> <p>The centre of the site is roughly 40m to the nearest regular bus stop, 1.1km to the nearest rail station, 630m to the nearest village/neighbourhood centre and 250m to the nearest education facility.</p>		
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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would see the loss of an public house use which has not been marketed in line with policy requirements. - The site owner has not indicated that the site is available for residential development. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Okay in principle - only small scale. Subject to appropriate access.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around Bilbrook/Codsall, the land is a development boundary site. 		

	<ul style="list-style-type: none"> • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • Opportunity to redevelop brownfield land. • Due to site size and location, unlikely to be able to deliver the required Codsall station car parking or required first school for Codsall/Bilbrook. • Site does not currently appear to be available for development • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and other development options in Bilbrook/Codsall, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 213, 519, 224, SAD Site 228 and 419a&b.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development boundary.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in loss of agricultural paddocks/grassland. - TPOs separate the site from the highway in the site's northwestern corner. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - Most of site in high habitat distinctiveness except a small section to the eastern boundary. <p><u>LLFA comments</u> Low risk.</p> <p><u>Level 2 SFRA</u></p>		

	<p>A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Ok in principle subject to access arrangement.</p>
<p>Site opportunities</p>	<p>- A public right of way runs adjacent to the site’s eastern boundary.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document. • Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. • Majority of the site in an area of high habitat distinctiveness. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141 and SAD Site 139.</p>

Site reference	SAD Site 139	Address	Pool View, Churchbridge
Site size (ha)	2.2ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural land bisected by tree and hedgerow planting. - The site is bounded by a major road (A5) at its northern extent. - The site is within a mineral safeguarding area. - Whole site high habitat distinctiveness. <p><u>LLFA comments</u> Suspected flow route across site – potential to reduce flood risk downstream. Mitigable concerns about site – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Ok in principle.</p>		

<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is bounded and bisected by public rights of way which could be incorporated into any development layout.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document. • Major positive impacts predicted against education in the Sustainability Appraisal. • Area of high habitat distinctiveness. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

Site reference	SAD Site 141	Address	154a Walsall Road
Site size (ha)	1.2ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site can access to pedestrian footways into the wider settlement. - Development would result in the loss of a closed former day centre. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> In principle ok. Existing access directly onto Walsall Road with good visibility. Site close to public transport links to Cannock and Walsall.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could integrate development into existing development frontages along the Walsall Road. - The site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document. 		

	<ul style="list-style-type: none"> Major positive impacts predicted against education and transport and accessibility in the Sustainability Appraisal. Opportunity to redevelop brownfield land. The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p style="text-align: center;">-</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement via the Wolverhampton Road. - The site is currently in use as a quarry and contains significant wooded 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 distinctiveness. <p><u>LLFA comments</u> Flood risk downstream in Cheslyn Hay, FRA recommended at planning stage to investigate possible watercourse. Development should aim to improve downstream situation if possible.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junctions in surrounding area if full site developed, particularly Saredon Road and Wolverhampton Road</p>		

	junction.
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is not an irregular shape and could accommodate a permeable block layout. - The site is adjacent a green corridor on its eastern edge.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Lesser landscape sensitivity than the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Site is in active use as a quarry. • Site is within a mineral safeguarding area for brick clay. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site reference	Site 119a	Address	Land adjoining Saredon Road
Site size (ha)	2.02ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if developed in conjunction with the housing allocation to the east. - Development would appear to result in loss of agricultural land and an existing commercial facility. - Neighbouring uses may act as a constraint. - The site is within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to access location and extension of existing footway. Consider moving speed limit.</p>		
Site opportunities			
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major positive impacts predicted against education in the Sustainability Appraisal. Site is within a mineral safeguarding area for brick clay. <p><u>Conclusion</u> The site is just outside of the 2km walking distance of a railway station. However, 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.</p>
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Site reference	Site 119b	Address	Land adjoining Saredon Road
Site size (ha)	2.95ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Low – Moderate.		
Landscape sensitivity	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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if developed in conjunction with the safeguarded land and housing allocation to the east. - Development would appear to result in loss of agricultural land. - Neighbouring commercial use. - The site is within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junction of Saredon Road and Wolverhampton Road.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Lesser landscape sensitivity than the majority of land around the village 		

	<p>(site is 'low').</p> <ul style="list-style-type: none"> • Major positive impacts predicted against education in the Sustainability Appraisal. • Site is within a mineral safeguarding area for brick clay. • Highways authority raise initial concerns with impact on surrounding junctions. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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Site reference	Site 120	Address	Land adj. Wood Green
Site size (ha)	0.48ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Low – Moderate.		
Landscape sensitivity	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	<ul style="list-style-type: none"> - The site does not appear to have access to an existing pedestrian footway the wider settlement. - Development would appear to result in the loss of a small area of agricultural land interspersed with tree planting. - A small part of the site's northern extent is within Flood Zones 2 and 3. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable due to lack of access.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is well contained by mature tree planting on the western and northern boundaries. - The site is adjacent to a public right of way on its southern boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Lesser landscape sensitivity than the majority of land around the village (site is 'low'). • Highways authority raise initial concerns with access and lack of pedestrian connectivity. 		

	<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	High.		
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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement via the Wolverhampton Road if delivered alongside Site 116. - Development would result in loss of agricultural fields interspersed with dense areas of tree and scrub planting. - The site is within a mineral safeguarding area (brick clay). - The site is partially within a Coal Authority High Risk area at its eastern extent. <p><u>LLFA comments</u> Flood risk downstream in Cheslyn Hay. Development should aim to improve downstream if possible.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junctions in surrounding area, particularly Saredon Road and Wolverhampton Road junction.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is not an irregular shape and could accommodate a permeable block layout. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Contains significant areas of tree planting that may be lost if redeveloped. • Would require delivery of quarry to the north (Site 116). • Site is within a mineral safeguarding area for brick clay. • Highways authority raise initial concerns with impact on surrounding junctions. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is mainly within the Green Belt but also includes a small area of development boundary land.		
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 constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of mixture of previous built uses, including agricultural buildings, Class B1(c) Business Use, B8 Storage, D2 stable uses and an A1 tack shop. - Adjacent commercial use. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate access and pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. - Development could continue existing residential frontage along Walsall Road. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Loss of active employment uses from the site. • Site is previously developed land. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
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 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if delivered alongside the housing allocation site to the north. - Development would result in loss of an area of grassland. - TPOs run along the site's north-western boundary. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to access arrangement.</p>		
Site opportunities	<ul style="list-style-type: none"> - Public rights of way run along the site's eastern boundary and through the site. - The site is not an irregular shape and could accommodate a permeable 		

	block layout.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major positive impacts predicted against transport and accessibility in the Sustainability Appraisal. • Majority of the site is in an area of high habitat distinctiveness. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

Site reference	Site 136a	Address	Land off Upper Landywood Lane (North)
Site size (ha)	23.69ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if delivered alongside the housing allocation and safeguarded land sites to the north. - Development would result in loss of an area of grassland. - TPOs run along the site's eastern, western and southern boundaries. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - High habitat distinctiveness. <p><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.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junctions in surrounding area.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for 		

	<p>biodiversity offsetting and/or Green Belt compensatory measures.</p> <ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable block layout.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Area of high habitat distinctiveness. • Highways authority raise initial concerns with impact on surrounding junctions. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The centre of the site is roughly 550m to the nearest regular bus stop, 1.5km to the nearest rail station, 1.1km to the nearest village/neighbourhood centre and 1.3km to the nearest education facility.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in loss of agricultural paddocks interspersed with tree planting. - TPOs are present on the western area of the site. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - Two small sections of site high habitat distinctiveness to north of site and east of site. <p><u>LLFA comments</u> Significant flood risk downstream at Sutherland Road. FRA recommended at planning stage to investigate possible watercourse. Development should aim to decrease downstream risk if possible.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junctions in surrounding area.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority raise initial concerns with impact on surrounding junctions. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>
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Site reference	Site 138	Address	Leacroft Lane/Roman View
Site size (ha)	0.76ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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 proximity to a bus stop, railway station and convenience store.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an existing residential dwelling and an area of scrub and tree planting. - Most of the eastern area of the site is within a Site of Biological Importance and Flood Zones 2&3, and it is not clear if a scheme of 10 or more dwellings could be accommodated within the site area remaining once these areas are excluded due to the sites irregular shape. - The site is adjacent to a major road (A5) at its northern extent. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to location of access away from Nuthurst Drive.</p>		

Site opportunities	
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is ‘moderate-high’). • Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal. • Major positive impacts predicted against education criteria in Sustainability Appraisal. • Site layout significantly constrained by Flood Zones 2/3 and Local Wildlife Site – may affect ability to deliver a site with a satisfactory layout and capacity to accommodate affordable housing. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p style="text-align: center;">-</p>

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	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
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 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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural land bisected by tree and hedgerow planting. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area. - Sewage infrastructure may constrain site layout. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns regarding access to Love Lane and landownership issues.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major positive impacts predicted against education criteria in 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with achieving suitable access. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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Site reference	Site 489 (Green Belt area)	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	<p>Major negative effects are predicted against the climate change adaptation criteria, due to the presence of areas of higher risk of surface water flooding. Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Low – Moderate.		
Landscape sensitivity	Low.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an active quarry. - Neighbouring commercial use. - The site's likely access is remote from any residential area in the wider settlement. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns due to lack of a secondary highways access.</p>		

<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is well contained by the presence of existing development and open space on the north, east and southern boundaries. - The site is not an irregular shape and could accommodate a permeable block layout. - 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.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Lower landscape sensitivity than the majority of land around the village (site is 'low'). • Major positive impacts predicted against education criteria in Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access. • Development would result in loss of active minerals use. • Site is within a mineral safeguarding area for brick clay. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

Site reference	Site 489 (development boundary area)	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	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development boundary.		
Green Belt harm	n/a		
Landscape sensitivity	n/a		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an area used to provide access to an existing quarrying use. - Neighbouring commercial use. - The site, considered in isolation, is remote from any neighbouring residential area in the wider settlement. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns due to lack of a secondary highways access.</p>		
Site opportunities			

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. • Major positive impacts predicted against education criteria in Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access. • Development would result in loss of active minerals use. • Site is within a mineral safeguarding area for brick clay. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site may be land locked. - Development would result in the loss of an existing employment site. - Site is separated from the highway by mature planting. - The site is adjacent to existing commercial uses. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - site is land locked with no private access due to potential ransom strip on northern boundary.</p>		
Site opportunities	- Site is previously developed land.		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. • Major positive impacts predicted against transport and accessibility 		

	<p>criteria in Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with achieving suitable access. • Loss of active employment uses from the site. • Site is previously developed land. • <u>The site is within 2km walking distance to a railway station.</u> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p style="text-align: center;">-</p>
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Site reference	Site 523	Address	Land east of Wolverhampton Road
Site size (ha)	2.4ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in loss of an area of grassland. - The site is separated from the highway by a well-established belt of tree and shrub planting. - The site is within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to access location and design. Advise considering potential for pedestrian access onto Pinfold Lane.</p>		
Site opportunities			
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major positive impacts predicted against education in the Sustainability Appraisal. • Site is within a mineral safeguarding area for brick clay. <p><u>Conclusion</u> Although the site is not within 2km of a railway station. 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.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if developed in conjunction with Site 526 to the south. - Development would appear to result in loss of agricultural land interspersed with tree and hedgerow planting. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - Substantial part of site (western half) high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns due to impacts on A34 junction and landownership constraints.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is not an irregular shape and could accommodate a permeable 		

	<p>block layout.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Substantial area of high habitat distinctiveness between site and village. • Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

Site reference	Site 526	Address	Land south of Jones Lane
Site size (ha)	22ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to result in loss of agricultural land interspersed with tree and hedgerow planting. - A well-established tree and hedgerow boundary separates the site from Jacob's Hall Lane. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - High habitat distinctiveness along part the northern boundary where access would require habitat removal. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns due to impacts on A34 junction and landownership constraints.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		

	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable block layout.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Area of high habitat distinctiveness may be affected by site access. • Highways authority raise initial concerns with impact on surrounding junctions and landownership constraints. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site reference	Site 536a	Address	Land off Holly Lane Part 1 (east of rail line)
Site size (ha)	11.79ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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. Site has land directly adjacent to neighbouring school with need for increased parking capacity.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	High on 3.95ha in the northern part of the site (adjacent Holly Lane). 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 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - 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. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to smaller site release and significant highways improvements to Holly Lane railway bridge crossing.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		

	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable block layout. - The site adjoins a green corridor at its south-western edge.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Northern part of site is similar Green Belt harm to the majority of land around the village (site is 'high'), but land to south is very high harm. • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority advise against allocation of full site due to surrounding road network. • Site could provide land adjacent to neighbouring school with need for increased parking capacity. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the northern part of the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 638, 704, 730, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

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		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - 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. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to smaller site release and significant highways improvements to Holly Lane railway bridge crossing.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		

	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable block layout.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Northern part of site is similar Green Belt harm to the majority of land around the village (site is 'high'), but land to south is very high harm. • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority advise against allocation of full site due to surrounding road network. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site reference	Site 638	Address	Loades PLC
Site size (ha)	1.05 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the transport & accessibility criteria, due to the site's proximity to a bus stop, railway station and convenience store.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site can access pedestrian footways into the wider settlement. - 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. - Site is separated from the highway by mature planting. - The site is adjacent to existing commercial uses. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate access and pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. 		

	<ul style="list-style-type: none"> • Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal. • Site currently allocated as employment use but is currently vacant with site promoter undertaking a well-advanced marketing exercise that could indicate this issue is mitigable. • Site is previously developed land. • <u>The site is within 2km walking distance to a railway station.</u> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if delivered alongside Sites 523, 119a, 136, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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Site reference	Site 696	Address	Land East of A34
Site size (ha)	35.5ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in loss of agricultural land. - A large, wooded area in the centre of the site is covered by tree preservation orders. - Development would result in the coalescence of Newtown with Great Wyrley. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. - Wooded area in centre of site high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impacts on junctions in surrounding area at this scale.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is not an irregular shape and could accommodate a permeable block layout. 		

	<p>- The site is adjacent to a public right of way.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land around the village (site is 'very high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. • Highways authority raise initial concerns with impact on surrounding junctions at this scale. • Development would coalesce Newtown and Great Wyrley. • The site is within 2km walking distance to a railway station. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730, 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>

Site reference	Site 704	Address	Land off Norton Lane
Site size (ha)	1.27ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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 nearest education facility.</p>		
Sequential test	The site is within the Green Belt.		
Green Belt harm	Low.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site can access to pedestrian footways into the wider settlement. - Development would result in the loss of an existing set of built units which appear to be used for retail purposes. - Existing sewage infrastructure may constrain site layout. - The site is adjacent to a major road (A5) at its northern extent. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements including pedestrian crossing over Norton Lane.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could integrate development into existing development frontages along Norton Lane. - The site is previously developed land. - The site would be well contained by an existing residential area to the south-west and the A5 to the north. 		

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Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm to the majority of land around the village (site is 'low'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Site is previously developed land. • <u>The site is within 2km walking distance to a railway station.</u> <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 536a, 119a, 136, 638, 730, SAD Site 141, SAD Site 136 and SAD Site 139.</p>

Site reference	Site 730	Address	Fishers Farm
Site size (ha)	0.43 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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 nearest education facility.</p>		
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 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 style="list-style-type: none"> - The site can access to pedestrian footways into the wider settlement. - Development would result in the loss of an existing garden centre use and associated yard. - The site is within a Coal Authority High Risk area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Ok in principle subject to access arrangement and justification of similar trips. Pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm to the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Site is previously developed land. 		

	<ul style="list-style-type: none"> • <u>The site is within 2km walking distance to a railway station.</u> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy if delivered alongside Sites 523, 536a, 119a, 136, 638, 704, SAD Site 141, SAD Site 136 and SAD Site 139.</p>
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Site reference	Site 741	Address	Meadowbank Grange/Station Rd
Site size (ha)	0.29ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The centre of the site is roughly 300m to the nearest regular bus stop, 2.0km to the nearest rail station, 900m to the nearest village/neighbourhood centre and 350m to the nearest education facility.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site has access to pedestrian footway network in wider village. - Development would result in the loss of a car parking use. - The site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Initial concerns due to loss of car parking use.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. • Major positive impacts predicted against transport and accessibility criteria in Sustainability Appraisal. • Major positive impacts predicted against education criteria in Sustainability Appraisal. • Highways authority raise initial concerns due to loss of car parking use. • Site is previously developed land. 		

	<ul style="list-style-type: none">• <u>The site is within 2km walking distance to a railway station.</u> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Sites 523, 119a, 136, 638, 704, 730 536a, SAD Site 141, SAD Site 136 and SAD Site 139.</p> <p>-</p>
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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	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land and other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	The site is within the village's development boundary.		
Green Belt harm	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	<ul style="list-style-type: none"> - The site does not appear to have access to footways into the wider settlement. - Development would result in loss of an area of grazing land and scrub. - A historic pumping station and surrounding tree planting lie within the site, although it is assumed that this would be retained in any subsequent site layout. - A large part of the western area of the site is within Flood Zones 2 and 3. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Restricted visibility at possible access. No footway exists and difficult to construct due to existing railway bridge. Must be considered further.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to two green corridors on its eastern and western extent. - A public right of way runs through the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. • Major positive impacts predicted against education in the Sustainability 		

	<p>Appraisal.</p> <ul style="list-style-type: none">• Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	283	Address	land off Bridgnorth Road
Site size (ha)	9.57	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land and any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	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 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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an area of grassland and also contains a substantial area of tree planting in the eastern end of the site. - Development is separated from the highway by a mature tree boundary, although there is an existing access. - The site is within a mineral safeguarding area. - Section of high habitat distinctiveness to the east of site furthest from development boundary. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a semi-natural greenspace (Himley Plantation) and sits in close proximity to a green corridor (railway walk). 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • 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 		

	<p>eastern extent being 'moderate-high' harm.</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land and any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper.</p> <p><u>County Highways assessment</u> Ok in principle, with access off High Street preferred that does not conflict with existing public house.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a green corridor. - Site is well contained by existing residential boundaries and woodland to the east. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Located in closest area of the village to Wombourne village centre. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	285	Address	Land off Poolhouse Road
Site size (ha)	3.93	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	The site is safeguarded land.		
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 style="list-style-type: none"> - The site does not currently have footway access to the wider settlement, but it has been confirmed through the Site Allocations Document examination that this could be provided by the site in conjunction with adjacent safeguarded land. - Development would see the loss of any area of grassland containing some limited tree planting and agricultural buildings. - A mature hedgerow separates the site from the adjacent highway. - Site is within a mineral safeguarding area and is a former minerals site. <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle, possible if a footway connection to existing can be constructed.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a public right of way on its eastern boundary. - Site could accommodate a permeable block layout. - Site is well contained by existing woodland and brook to the north. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. 		

	<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
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Site reference	286	Address	land adj 62 Sytch Lane
Site size (ha)	0.62	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - The site could access pedestrian footways into the wider settlement. - Development would result in the loss of a mixture of agricultural and equestrian buildings and associated curtilages. - Site is adjacent to agricultural/equestrian uses. - Site is within a mineral safeguarding area. - Correspondence with the landowner indicates land is not available. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle depending upon location of access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is part previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. 		

	<ul style="list-style-type: none">• Part previously developed land.• Correspondence with the landowner indicates land is not available. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	298	Address	land off Bratch Lane/Trysull Road
Site size (ha)	1.95	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-moderate.		
Landscape sensitivity	Low-moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site does not appear to have pedestrian footway access into the wider settlement. - Development would see loss of existing residential dwellings and a larger area of grassland to the rear of these properties. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk</p> <p><u>County Highways assessment</u> Appears unsuitable due to access and pedestrian connectivity</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to a green corridor (Staffordshire and Worcestershire Canal), although may not be able to access the canal towpath directly. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the</p>		

	findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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Site reference	305	Address	land at Bridgnorth Road/Heathlands
Site size (ha)	0.57	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside additional any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 580m to the nearest regular bus stop, 400m to the nearest supermarket and 1.1km to the nearest education facility.</p>		
Sequential test	Within the development 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 style="list-style-type: none"> - Site has access to pedestrian footways into the wider settlement. - Development would result in loss of an area of dense scrub and tree planting. - Site shape and topography is irregular and is unlikely to accommodate a housing site of 10 or more dwellings. - TPOs are present in the eastern portion of the site. - Flood Zone 2/3 covers the eastern end of the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> n/a</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Within development boundary. • Site shape appears unable to accommodate residential layout. • Development would affect area of TPOs. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>		

Site reference	306	Address	land adj Redcliffe Drive (Park Mount)
Site size (ha)	1.8	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - Site does not appear to have access to footways into the wider settlement. - Development would result in loss of an area of raised ground containing mature tree planting. - Tree preservation orders bound the northern and southern edges of the site. - Topography may be a constraint on site capacity. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - no obvious access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is well contained by surrounding tree planting and residential properties 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	309	Address	Land off Bridgnorth Road
Site size (ha)	4.48	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Site has access to pedestrian footways into the wider settlement. - Development would result in loss of an area of grassland bounded by tree and hedgerow planting. - The site is adjacent to a Site of Biological Importance. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - vis splay issues and potential cumulative impacts on nearby junctions.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions. 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	310a	Address	Smestow Bridge Works, Bridgnorth Road
Site size (ha)	13.82	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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.		
Known site constraints	<ul style="list-style-type: none"> - Site has access to pedestrian footways into the wider settlement. - Development would result in loss of an existing employment site occupied by a car auction business – site's promoter indicates this may be relocated, but no confirmation has yet been provided regarding alternative locations for this. - Site of Biological Importance occupies the northern end of the site. - A small part of the site's north-eastern edge is within Flood Zones 2 and 3. - Previous dormant minerals use on the site. - Site is within a mineral safeguarding area. - Small sections of high and very high habitat distinctiveness to the north of site furthest from development boundary. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site could accommodate a permeable block layout. - Site is previously developed land. - A public right of way runs along the site's western boundary. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm ('low-moderate') than the majority of land around the village. • Most of the site is of similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access. • Site is previously developed land. • Would result in loss of existing occupied employment use, although this is a lower quality use and may be relocated. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Site has access to pedestrian footways into the wider settlement. - Development would result in loss of an existing employment site occupied by several light industrial and business uses. - The site's entire eastern boundary overlaps with Flood Zones 2 and 3, leaving a site area of approximately 5.87ha once these are excluded. - Site slightly overlaps/is adjacent to a Site of Biological Importance at its south-eastern edge. - Previous dormant minerals use on the site. - Site is within a mineral safeguarding area. - Small section of high habitat distinctiveness to norther part of site furthest from development boundary. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm ('low-moderate') than the majority of land around the village. 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with achieving suitable access. • Site is previously developed land. • Would result in loss of existing occupied employment use. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Safeguarded Land.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in the loss of an area of agricultural grassland which contains a substantial area of tree planting in its northwestern extent. - Development is separated from the highway by a well-planted hedgerow boundary and sparse tree planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle with extension to existing footway required.</p>		
Site opportunities	<ul style="list-style-type: none"> - Provides an opportunity to continue existing residential frontages along Orton Lane. - Is adjacent to a public right of way on its western boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. <p><u>Conclusion</u></p>		

	Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.
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Site reference	416a	Address	land off Orton Lane
Site size (ha)	0.89	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would result in loss of a residential property and surrounding grassland and tree planting. - Separated from highway by substantial hedgerow and tree planting. - Site is within mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle with extension to existing footway required.</p>		
Site opportunities	<ul style="list-style-type: none"> - If delivered separately from safeguarded site 416, the site could contribute to the District's small sites requirements. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian walkways into settlement. - Development would see the loss of an existing residential dwelling and surrounding greenfield land. - Site is separated from the highway by substantial tree and scrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Appears unsuitable due to restricted visibility and close proximity to the junction with Bridgnorth Road.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is well contained by existing tree planting to the north and residential development to the east and south. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm ('very low') than the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with achieving suitable access • Site is previously developed land. • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	438	Address	land off Bratch Lane
Site size (ha)	0.57	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement. - Development would see the loss of an area of grassland. - The majority of the site overlaps with flood zones 2 and 3, which cover all land fronting the highway from the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Appears unsuitable due to access and pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a green corridor (Staffordshire and Worcestershire Canal) 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. 		

	<ul style="list-style-type: none">• Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	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 style="list-style-type: none"> - Site can provide access to the Poolhouse Road, but only via a narrow access strip included in the site's boundary, and there is currently no footway to the surrounding village (although the safeguarded land may address this). - Development would result in loss of an area of agricultural land bounded by tree and hedgerow planting. - Flood zones 2/3 run through the western area of the site, leaving approximately 10.0ha if excluded from the site area. - Previous dormant minerals use on the site. - Site is within a mineral safeguarding area. - Small section of high habitat distinctiveness to west of site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle, although as it stands there is poor access due to isolation and pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - Public right of way runs through site. - Site is large in scale, providing potential for a legible block layout and potential additional Green Belt compensatory land. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Lower Green Belt harm ('moderate') than the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Concerns from highways authority regarding pedestrian connectivity and isolation from village. • Green Belt land not adjacent to a Tier 1 Settlement. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	459	Address	land off Poolhouse Road (2)
Site size (ha)	4.64	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Safeguarded land.		
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 style="list-style-type: none"> - The site does not currently have footway access to the wider settlement, but it has been confirmed through the Site Allocations Document examination that this could be provided by the site in conjunction with adjacent safeguarded land. - Development would see the loss of any area of agricultural grassland containing existing pylons. - Site is adjacent to a commercial use. - A mature hedgerow separates the site from the adjacent highway. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, possible if a footway connection to existing can be constructed.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a public right of way on its western boundary. - Site could accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major positive impacts predicted against the education criteria in 		

	<p>Sustainability Appraisal.</p> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 740m to the nearest regular bus stop, 530m to the nearest supermarket and 1.3km to the nearest education facility.</p>		
Sequential test	<p>The majority of the site is within the village's development boundary, but is likely to be unsuitable for housing due to policies requiring the retention of employment land, and is also constrained by Flood Zones 2 & 3 and local wildlife sites.</p>		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an existing occupied employment site. - The majority of the site's frontage is covered by a mature area of tree and shrub planting. - A significant part of the site's western and southern boundaries are within Flood Zones 2 & 3 and a Site of Biological Importance. - The site is within a mineral safeguarding area. - Small sections of high habitat distinctiveness along western and southern boundary. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Existing access considered - needs looking at with visibility.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. - Site is well contained by natural boundaries on its western and southern extents. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary. • Site is previously developed land. • Significant areas of the site are within Flood Zone 2/3 and a Site of Biological Importance. • Site is in an existing occupied employment use which would be lost if developed. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>
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Site reference	463a	Address	Land off Billy Buns Lane (N)
Site size (ha)	2	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 280m to the nearest regular bus stop, 650m to the nearest village/neighbourhood centre and 480m to nearest education facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would result in loss of grassland bounded by hedgerows. - Pylons run through the site and site has topography issues. - Most of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> May be ok in principle but would require substantial highways improvement works including new footway. Levels may present an issue.</p>		
Site opportunities	<ul style="list-style-type: none"> - Most of the site is well contained by a substantial area of tree planting to the north. - A public right of way runs adjacent to the site's western boundary 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm ('very high') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. 		

	<ul style="list-style-type: none">• Major positive impacts predicted against the education criteria in Sustainability Appraisal.• Located close to Wombourne village centre. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	463b	Address	Land between Billy Buns Lane and Smallbrook Lane
Site size (ha)	3.43	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 200m to the nearest regular bus stop, 560m to the nearest village/neighbourhood centre and 380m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an agricultural field bounded by hedgerows. - Pylons run through the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Likely to be ok in principle subject to significant highways works, including new footways and junction improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site could provide a permeable block layout if delivered alongside adjacent site parcels. - Could provide continuation of existing residential frontages along Billy Buns Lane and School Road. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Located close to Wombourne village centre. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 550m to the nearest regular bus stop, 430m to the nearest village/neighbourhood centre and 250m to nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of a set of agricultural buildings and a small field. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>Level 2 SFRA</u></p> <p>A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Likely to be ok in principle subject to significant highways works, including new footways and junction improvements. Unlikely to be acceptable in isolation.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site could provide a permeable block layout if delivered alongside adjacent site parcels. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land 		

	<p>around the village.</p> <ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Located in closest area of the village to Wombourne village centre. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an agricultural field bounded by hedgerows. - Pylons run through the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns- FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Likely to be ok in principle subject to significant highways works, including new footways and junction improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site could provide a permeable block layout if delivered alongside adjacent site parcels. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('low-moderate') than the majority of land around the village. • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Located close to Wombourne village centre. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	477	Address	Land off Woodford Lane
Site size (ha)	2.03	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 1.1km to the nearest regular bus stop, 1.5km to the nearest village/neighbourhood centre and 800m to nearest education facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Site could provide access to footways into the wider settlement. - Development would result in loss of existing residential properties and surrounding agricultural fields and paddocks. - Tree preservation orders sit on the south-eastern corner of the site. - Well established tree and shrub planting separates the south-eastern corner of the site from routes into the wider settlement, although there is an existing residential property access at this point. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - no obvious access.</p>		
Site opportunities	-		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm ('moderate') than the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	554	Address	Land off Trysull Road – Bratch Common
Site size (ha)	12.81	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District’s largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	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 style="list-style-type: none"> - Site does not appear to have access to footways into wider settlement. - Development would result in loss of an area of agricultural fields and buildings bounded by tree and hedgerow planting. - TPOs are present on the northern edge of the site. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable - cumulative impacts on nearby junctions.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is large in scale, providing potential for a legible block layout and potential additional Green Belt compensatory land. - A public right of way runs adjacent to the site boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm (‘moderate’) than the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is ‘low-moderate’). • Highways authority raise initial concerns with achieving suitable access and cumulative impacts on nearby junctions. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major positive effects are predicted against the education criteria, due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	Safeguarded land.		
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 style="list-style-type: none"> - The site has access to footways into the wider settlement. - Development would see the loss of any area of grassland bounded by hedgerows. - Site is adjacent to a commercial use. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, with careful consideration of access location. Would require new footway to front the site.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 • Major positive impacts predicted against the education criteria in Sustainability Appraisal <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is</p>		

	considered to perform better than other site options and could deliver the Council's preferred spatial strategy.
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural fields. - Pylons run through the site. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Site is adjacent to a green corridor (River Stour). 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'low-moderate').</p> <ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 120m to the nearest regular bus stop, 660m to the nearest village/neighbourhood centre and 1km to nearest education facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural fields. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Site is adjacent to a public right of way. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 290m to the nearest regular bus stop, 550m to the nearest village/neighbourhood centre and 910m to nearest education facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural fields. - Pylons run through the site. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Site is adjacent to a public right of way. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. 		

	<p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 370m to the nearest regular bus stop, 630m to the nearest village/neighbourhood centre and 980m to nearest education facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would see the loss of an area of agricultural fields. - Site is directly adjacent to an existing Site of Biological Importance. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Site is adjacent to a semi-natural greenspace and is near the Staffordshire Railway Walk green corridor. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p>		

	<p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	701	Address	Land at Longdon
Site size (ha)	1.24	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 970m to the nearest regular bus stop, 830m to the nearest village/neighbourhood centre and 1.5km to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site has access to footways into the wider settlement. - Development would result in loss of a residential dwelling and surrounding greenfield land and tree planting. - Site is bounded by mature tree planting. - TPOs sit on the northern site boundary. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is well contained by tree planting, the A449 and residential dwellings. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Higher landscape sensitivity to the majority of land around the village (site is 'moderate-high'). • Major positive impacts predicted against the education criteria in Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	708	Address	Land west of Strathmore Crescent
Site size (ha)	3.22	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 920m to the nearest regular bus stop, 1.2km to the nearest village/neighbourhood centre and 1.6km to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site has access to footways into the wider settlement if delivered in conjunction with adjacent safeguarded land within the same land ownership. - Development would result in loss of greenfield scrub land. - Site is bounded by a local nature reserve with mature tree planting at its western extent. - TPOs sit on sites southern edge. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low Risk - River Stour to West of Site.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a green corridor (railway walk). 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm ('moderate-high') to the majority of land around the village. • Higher landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	738	Address	Wagon and Horses public house
Site size (ha)	0.72	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wombourne is the District's largest Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 60m to the nearest regular bus stop, 160m to the nearest supermarket and 720m to the nearest education facility.</p>		
Sequential test	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	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 style="list-style-type: none"> - Site has access to footways into the wider settlement. - Development would result in loss of an existing public house. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u></p> <p>Site has existing traffic from pub use. Acceptable in principle subject to access of the side road rather than main road.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • The site is within the development boundary, unlike other Green Belt site options around the village. • The site's development would result in the loss of an existing essential community facility. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>		

Brewood Site Proformas

Site reference	057	Address	Garage and parking area Coneybere Gardens
Site size (ha)	0.45	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	The site is within the development 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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement, however highways access is unsuitable. - The development would result in loss of existing residential properties and garages. - Site is above the minimum site size set in the 2019 SHSID consultation, but even at the upper end of the density ranges considered in the SHELAA (e.g. 38dph) redevelopment is unlikely to realise any net increase in dwellings and will not deliver sufficient growth to justify on site affordable housing. - Within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> n/a</p>		

Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Development boundary site. • Unlikely to be able to deliver net residential growth at an appropriate density. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of a residential property and grassland bounded by mature tree and hedgerow planting, with a dense area of planting sitting to the rear of the site. - The site is separated from the highway by a well-established tree and hedgerow boundary. - Part of the site's south-western area is within a Site of Biological Importance. - The site is within a mineral safeguarding area. - Section of site to south is an area of high habitat distinctiveness. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable – concerns on lack of adequate vis splay.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to a green corridor to the south-west. - Site is well contained by residential development and a dense landscape buffer on two sides. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	067	Address	land off Coven Road, Brewood
Site size (ha)	5.22	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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 and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of an agricultural field. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, but may require new footway, road crossing and speed limit changes.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to a PRoW to the south. - Opportunity to continue existing built frontage on northern side of Coven Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 1.05km to the nearest regular bus stop, 980m to the nearest village/neighbourhood centre and 800m to the nearest education facility.</p>		
Sequential test	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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields bounded by tree and hedgerow planting. - Site is separated from adjacent highway by a dense area of tree/scrub planting. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - pedestrian connectivity may be improved by improvements to pedestrian route past canal crossing.</p>		
Site opportunities			
Summary conclusions	<u>Key positives and negatives</u>		

	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). <p>Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.</p> <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields, paddocks and farm buildings. - Site is separated from the adjacent highway by a dense buffer of tree and scrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle – pedestrian connectivity may be improved by improvements to pedestrian route past canal crossing.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to continue existing built frontage along Kiddemore Green Road. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	076	Address	Site 3 land off Dirty Lane
Site size (ha)	1.75	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to pedestrian footways into the wider settlement.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement, with access only to a narrow lane and canal. - The development would result in loss of fields in use as paddocks and a residential dwelling. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable - no suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to/bisected by public rights of way and is adjacent to a green corridor. - Site is well contained by existing residential development and the 		

	adjacent canal corridor.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	076a	Address	Land off Dirty Lane
Site size (ha)	0.62	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to pedestrian footways into the wider settlement.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement, with access only to a narrow lane. - The development would result in loss of fields in use as paddocks. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Strong initial concern access is not achievable – no suitable access. Plans to make into a bridleway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to/bisected by public rights of way and is adjacent to a green corridor. - Site is well contained by existing residential development and the adjacent canal corridor. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of scrub fields bounded by tree and hedgerow planting. - The majority of the site's highway frontage is bounded by a dense belt of tree and scrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle, may require footway widening and speed checks to establish appropriate vis splays.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to a public right of way 		
Summary conclusions	<u>Key positives and negatives</u>		

	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of agricultural fields. - Site is separated from the adjacent highway by a row of tree planting and a level change. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, assuming access via doctors is possible. Pedestrian connectivity may be improved by improvements to pedestrian route past canal crossing.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to continue existing built frontage on southern side of Kiddemore Green Road. 		

	<ul style="list-style-type: none"> - Site is bisected by public right of way.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	376	Address	land at Fallowfields Barn, Barn Lane
Site size (ha)	2.23	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of an agricultural field and isolated rural dwelling. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> No footway link, existing road narrows and therefore visibility is an issue.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to multiple public rights of way. - Adjacent to semi-natural greenspace (Barnfield Sandbeds). - Opportunity to continue existing street scene along the western side of Horsebrook Lane. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	611	Address	Land off Port Lane - Coven Road
Site size (ha)	2.63	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of scrub fields containing areas of tree planting. - Entirety of the site's frontage onto the Coven Road is bounded by dense tree and scrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle but may require lighting/junction improvements and speed calming.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to a green corridor at the rear of the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of an area of grassland adjacent to an existing residential property. - Entirety of the site's frontage onto the Coven Road is bounded by a dense tree and shrub belt. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable - concerns regarding vis splay.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	617	Address	Land off Four Ashes Road
Site size (ha)	12.7	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Part of the site is existing safeguarded land. The remainder of the site is of moderate – high Green Belt harm.		
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.		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement through the existing safeguarded land. - The development would result in loss of an area of agricultural fields. - 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 these areas are excluded. - The site is within a mineral safeguarding area. - Very small section of site high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p>		

	<p><u>Level 2 SFRA</u></p> <p>A Level 2 SFRA has been undertaken on the site. Further information can be found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u></p> <p>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.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - Opportunity to continue existing street scene along the eastern side of Four Ashes Road. - Site is large in size compared to proposed level of additional growth so land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - Adjacent to existing playing pitches on western side of Four Ashes Road.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of the site closest to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • The Green Belt area of the site is in similar Green Belt harm to the majority of land around the village (site is ‘moderate-high’). • The Green Belt area of the site is partially in an area of similar landscape sensitivity to the majority of land around the village (‘high’), with the remainder being in an area of lesser sensitivity (‘moderate-high’). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development. <p><u>Conclusion</u></p> <p>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.</p>

Site reference	658	Address	Land at Oakwood
Site size (ha)	1.98	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Brewood is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - The development would result in loss of an agricultural field. - Site is separated from the highway by a dense scrub belt. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable - concerns regarding vis splay.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to continue existing built frontage on northern side of Kiddemore Green Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Lesser landscape sensitivity than the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate–High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a small stretch along Dunsley Road with no pedestrian footway. - Development would appear to remove an area of agricultural/paddock land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, Dunsley Drive is a private road. Footway improvements required going back towards village.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to an existing public right of way at its southern boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	273	Address	North of White Hill
Site size (ha)	3.94	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate –High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a significant stretch along White Hill with no pedestrian footway. - Development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Uncertain if access is achievable - visibility would appear to be in 3rd party land and lack of existing footway. To be considered further.</p>		
Site opportunities	-		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access and lack of footway. <p><u>Conclusion</u></p>		

	The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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Site reference	274	Address	land south of White Hill
Site size (ha)	3.90	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 415m to the nearest regular bus stop and 500m to a small neighbourhood centre and 1.1km to the village centre.</p>		
Sequential test	Safeguarded land.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement if delivered in conjunction with the allocated land to the north. - Development would appear to remove an area of agricultural land. - The site is bounded by TPO belts to the west and south and also contains sporadic isolated TPOs. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to appropriate type of detailed access being demonstrated.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs through the site. - The sites perimeters run along the natural field boundaries with a substantial area of woodland to the south and west. - Regular shaped sit offers opportunities for permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the</p>		

	Council's preferred spatial strategy.
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Site reference	409	Address	land adj Edge View Home, Comber Road
Site size (ha)	0.46	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>.Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The centre of the site is roughly 870m to the nearest regular bus stop, 755m to the nearest neighbourhood/village centre and 840m to the nearest education facility</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a significant stretch along Comber Road and The Compa with no pedestrian footway. - Its development would appear to remove gardens associated with a nursing home. - Site is separated from the adjacent highways by TPO belts, one of which is also within a Conservation Area. - Site is separated from the adjacent highway by a significant level change. - Site is adjacent to the Comber Copse Biological Alert Site (BAS). - Part of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unsuitable due to narrow road and lack of footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to link to a public right of way to the north of the site. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate'). • Higher landscape sensitivity than the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access road and lack of footway. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • Site access may affect TPOs/trees in Conservation Area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	546	Address	Land at Church Hill
Site size (ha)	1.85	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Church Hill with no pedestrian footway. - Development would appear to remove an area of agricultural/scrub land bounded by dense mature tree planting. - 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. - 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. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to link to the public right of way to the south of the site. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site access may affect TPOs/trees in Conservation Area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	549	Address	Land north of Dunsley Road
Site size (ha)	13.08	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Site does not currently appear to have access to the wider village via pedestrian footways. - Development would result in loss of agricultural land. - The site is separated from the highway at its south-western extent by a slight change in topography and a row of mature tree planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable - would likely require comprehensive off-site footway improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Eastern part of the site is of greater Green Belt harm ('high') than the majority of land around the village, whilst western portion of site is an area of lesser Green Belt harm ('moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with footway connectivity to site. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	576	Address	land off Hyde Lane (west)
Site size (ha)	8.49	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Kinver is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate –High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an area of agricultural land. - Isolated TPOs run through the centre of the site and along its northern edge. - The eastern edge of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle but would require extension of existing footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a public right of way on the east of Hyde Lane. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Perton Site Proformas

Site reference	238	Address	Land at former Perton Court Farm
Site size (ha)	30.10	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options. 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	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would result in the loss of an area of agricultural fields. - Small amount of TPOs sit at the northern end of the site. - Development of the whole site could lead to the coalescence of Perton with Wolverhampton to the south. - 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. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Concerns regarding cumulative impacts on junctions to north and south of Perton and walking distance to secondary education.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is a large regular field parcel and could accommodate a 		

	<p>permeable block layout.</p> <ul style="list-style-type: none"> - Site is adjacent to a cycle route into Perton to the west
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding junctions. • Could result in coalescence of Wolverhampton urban area and Perton. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	239	Address	land west Wrottesley Park Road (south)
Site size (ha)	7.15	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	Safeguarded Land.		
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 style="list-style-type: none"> - The site would have access to pedestrian footways into the wider settlement if delivered in conjunction with the allocation site to the south. - Development would see the loss of an agricultural field. - Tree preservation orders are scattered along the site's eastern boundary. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk – opportunities to address flooding issues to the east of the site in Perton.</p> <p><u>County Highways assessment</u> Ok in principle, access of existing roundabout to be considered.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is a large regular field parcel and could accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • Major negative impacts predicted against education in the Sustainability Appraisal. <p><u>Conclusion</u></p>		

	Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.
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Site reference	241	Address	land off Dippons Lane
Site size (ha)	3.27	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement and appears to have pedestrian access via an unlit/unsurfaced public right of way. - The development would result in loss of agricultural/scrub fields. - TPOs run along the southern and western site boundaries. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Access off Dippons Lane unlikely which is maintained by Wolverhampton City Council. Alternative access through school grounds being considered.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Rights of Way that runs along the southern and northern edges of the site. - Site is well contained by existing natural boundaries with mature tree belts running along the edges of the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	246a	Address	Bradshaws Estate, Holyhead Rd
Site size (ha)	8.95	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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 facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very 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 style="list-style-type: none"> - The site has good access to pedestrian and vehicular access into the wider settlement. - The development would result in loss of agricultural/scrub fields. - The site's south-eastern boundary is adjacent to a large, wooded area covered by TPOs, and a separate belt of TPOs runs through the site's western extent. - The site is within a mineral safeguarding area. - 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. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a cycle route on its eastern edge. - The site is a large regular shape and could accommodate a permeable layout. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land around the village (site is 'very high'). • Higher landscape sensitivity than the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns with impact on surrounding junctions. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	402	Address	land rear of Winceby Road
Site size (ha)	1.21	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement as it is landlocked by adjacent residential properties. - The development would result in loss of an area of grassland in equestrian use. - Development would result in the coalescence of Wolverhampton with Perton. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Concerns regarding cumulative impacts on junctions to north and south of Perton and walking distance to secondary education. On its own, unable to suggest an appropriate access on to the public highway, however may be suitable in tandem with site 238.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none">• Highways authority raise initial concerns that suitable site access cannot be achieved and also regarding impact on surrounding junctions. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	407	Address	land west of Wrottesley Park Road (north)
Site size (ha)	17.7	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site promoters and safeguarded land promoters have indicated a pedestrian route could be designed through sites 407, 239 and the allocated development to the south. Via this route, the centre of the site is roughly 1.05km to the nearest regular bus stop, 1.4km to the nearest village/neighbourhood centre and 2km to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site could provide pedestrian links into the wider settlement if delivered alongside the safeguarded land and allocation site to the south. - Development would result in loss of an area of agricultural fields interspersed with isolated tree planting. - Site is adjacent to an area of TPOs and ancient woodland at its north-western extent and isolated TPOs are present elsewhere on the site - Site is within a mineral safeguarding area. - 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. <p><u>LLFA comments</u> Significant flooding issues downstream. Early engagement with LLFA recommended. Development should reduce catchment flows to Perton.</p> <p><u>County Highways assessment</u></p>		

	Ok in principle subject to significant highways works.
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is a large regular shape and could accommodate a permeable layout. - The site is adjacent to a long-distance footpath/public right of way on its western edge.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land around the village (site is ‘high’). • Similar landscape sensitivity to the majority of land around the village (site is ‘moderate’). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement and appears to have pedestrian access via an unlit/unsurfaced green corridor. - The development would result in loss of agricultural/scrub fields bounded by substantial tree planting. - TPOs run along the site's south-western boundaries. - 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. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Unlikely to be achievable due to condition of Dippons Lane. Dippons Lane is accessed from Yew Tree Lane which is maintained by Wolverhampton City Council.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Rights of Way that runs along the north-eastern edge of the site - Site is well contained by existing natural boundaries with mature tree belts running along the edges of the site. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	505	Address	Land rear Dunster Grove
Site size (ha)	2.36	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 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 style="list-style-type: none"> - The site could provide access to footways into the wider settlement subject to demolition of the newbuild properties at the site's entrance. - The development would result in loss of an area of grassland and three new build residential properties. - Development would result in the coalescence of Wolverhampton with Perton. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unsuitable - appears landlocked.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is adjacent to a public right of way on its western edge. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'low' and 'low-moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Highways authority raise initial concerns with site access. • Could result in coalescence of Wolverhampton urban area and Perton. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	506	Address	Land off Westcroft Road
Site size (ha)	7.28	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>The site does not appear to have access to footways into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement and appears to have pedestrian access via an unlit/unsurfaced green corridor. - The development would result in loss of agricultural/scrub fields. - TPOs run along the site's south-western and north-eastern boundaries, as well as through the centre of the site. - The north-west corner of the site is within a mineral safeguarding area. - 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. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Unsuitable due to no obvious access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs along the eastern edge of the site 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.• Highways authority raise initial concerns with site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	705	Address	Perton Golf Course
Site size (ha)	8.82	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Perton is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site does not have access to footways into the wider settlement. - Development would see the loss of part of an existing golf course, comprising a mixture of grassland and tree planting buffers. - Northern half of the site is within a minerals safeguarding area. - 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. <p><u>LLFA comments</u> Significant flooding issues downstream. Early engagement with LLFA recommended. Development should reduce catchment flows to Perton.</p> <p><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.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land around the village (site is 'high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access and impact on surrounding junctions. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Safeguarded land.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land and several existing agricultural buildings. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle. Access directly opposite Holly Lane with good visibility.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver the only available non-Green Belt site in Huntington. - The site is adjacent to a skatepark and playing pitches. - Potential opportunity to link to the Public Right of Way that runs to the north of the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018 <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the</p>		

	Council's preferred spatial strategy.
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Site reference	017	Address	Land off Almond Road
Site size (ha)	2.12ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Site is adjacent to an Area of Outstanding Natural Beauty (AONB). - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle. Potential access off Almond Drive and Fir Close. Fir Close would need widening to allow vehicles to pass. This could be achieved by removing large grass verges.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). • Major negative impacts predicted against education criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to proximity to Cannock Chase AONB. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	022	Address	Land off Hawthorne Road
Site size (ha)	4.80ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Site is adjacent to an Area of Outstanding Natural Beauty (AONB). - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, potentially subject to widening of Hawthorne Road.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - Opportunity to design scheme that integrates well with residential frontages along Hawthorne Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Major negative impacts predicted against landscape criteria in the Sustainability Appraisal due to the site’s proximity to Cannock Chase AONB. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - 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. - The site could provide access to pedestrian footways into the wider settlement. - The site is adjacent to an Area of Outstanding Natural Beauty (AONB). - Its development would appear to remove an area of agricultural/scrub land - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • The Cannock Chase AONB Partnership have objected to development which erodes the separation between Huntington and Cannock. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Comments from the Cannock Chase AONB officer have indicated that the separation between Cannock and Huntington should not be eroded. - The site could provide access to pedestrian footways into the wider settlement. - The site is adjacent to an Area of Outstanding Natural Beauty (AONB). - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, may be subject to significant works to improve sensitive vis splay.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • The Cannock Chase AONB Partnership have objected to development which erodes the separation between Huntington and Cannock. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	732	Address	Land north of Cocksparrow Lane
Site size (ha)	6.58	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Huntington is a Tier 2 village and has been identified for growth on safeguarded land, alongside any other suitable non-Green Belt options.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - It is unclear whether the site could provide pedestrian footways into wider settlement. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Initial concerns over vehicular and pedestrian access through the business park.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is bisected by a PRow. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Lower landscape sensitivity than the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Initial highways concerns raised regarding access. <p><u>Conclusion</u></p>		

	The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The centre of the site is approximately 600m to an hourly or better bus stop, 1 km to the nearest village/neighbourhood centre and 1.3 km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an area of agricultural land. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigatable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle. Access most likely off High Hill. Poor visibility in places and a lack of footway. Site close to public transport links to Cannock and Wolverhampton.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with open space and Public Rights of Way network in close proximity. - Opportunity to design scheme that integrates well with residential frontages along High Hill Road. - Site is well contained by strong landscape boundaries to the north of the 		

	site.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an area of agricultural land. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. - There appears to be a well-established tree/shrub belt appears to run through the site. <p><u>LLFA comments</u> Mitigatable concerns- FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impact on junctions in surrounding area and pedestrian connectivity.</p>		

<p>Site opportunities</p>	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with Public Right of Way network crosses the northern section of the site, other routes in close proximity. - Site well contained by the M6 to the north and Bursnips Road to the east.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an existing allotment site. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle. No existing access off High Hill. Potential to use private road to Rugby Club which sits alongside western boundary of site. Access would need to be widened with improved visibility. Site close to public transport links to Cannock and Wolverhampton.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Opportunity to design scheme that integrates well with residential frontages along High Hill Road, integrating well into existing residential frontages. - Site is well contained by natural boundary to south of site. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • May result in loss of existing public open space (allotments). <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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Site reference	157	Address	Hill Street, Essington
Site size (ha)	0.28	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	Within development boundary however not currently available.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would remove existing garages and parking area, uncertain 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Good existing access points to an existing garage site which appears to be well used. Concern over the relocation of existing vehicles onto local highway network should site be redeveloped.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is well contained by existing residential development. - The site is on previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Development boundary site. 		

	<ul style="list-style-type: none">• Previously developed land.• May not be deliverable due to site availability and loss of car parking. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>
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Site reference	471	Address	Land at Bognop Road, Essington
Site size (ha)	11.05 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The centre of the site is approximately 580m to the nearest regular bus stop, 300m to the nearest village/neighbourhood centre and 1.1m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an area of agricultural land. - A small part of the site's eastern and western edges are within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns regarding cumulative impact on junctions in surrounding area.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with Public Right of Way along southern edge of the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'low-moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding junctions and pedestrian connectivity. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village however access may be provided through adjacent open space.</p> <p>The centre of the site is approximately 1.2km from the nearest hourly or better bus stop via existing footway on the A449.</p>		
Sequential test	Part of the site is on non-Green Belt land, having been safeguarded for development through the Site Allocations Document. The other part is Green Belt.		
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 style="list-style-type: none"> - From the site heading towards the wider village there is a significant stretch along School Lane with no pedestrian footway. - Development would appear to remove an agricultural field. - The site is in a mineral safeguarding area. - Well planted boundary along school lane may present a barrier for access the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Vehicular access off School Lane subject to relocation of the existing play facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a great opportunity for good scheme design. - Opportunity to integrate the scheme design with adjacent to areas of 		

	<p>public open space.</p> <ul style="list-style-type: none"> - Well bounded by to the east by A449, to the north and Public Open Space to west and School Lane to the north.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of the site adjacent to the village is in non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • The Green Belt area of the site is in lower Green Belt harm than the majority of land around the village (site is ‘moderate’). • The Green Belt area of the site is in an area of similar landscape sensitivity to the majority of land around the village (‘moderate’). <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the safeguarded part of the site only is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy if allocated.</p>

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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The centre of the site is approximately 1.2km from the nearest hourly or better bus stop via existing footway on the A449.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the wider village there is a significant stretch along School Lane with no pedestrian footway. - Development would appear to remove an agricultural field. - The site is in a mineral safeguarding area. - Well planted boundary along school lane may present a barrier for access the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> GB land: Ok in principle subject to significant highways works and pedestrian connectivity to village through safeguarded land to the south and A449.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a great opportunity for good scheme design. - Opportunity to integrate the scheme design with adjacent to areas of public open space. - Well bounded by to the east by A449, to the north and Public Open Space to west and School Lane to the north. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • The site is in lower Green Belt harm than the majority of land around the 		

	<p>village (site is 'moderate').</p> <ul style="list-style-type: none"> • The site is in an area of similar landscape sensitivity to the majority of land around the village ('moderate'). <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	84a	Address	Land off Birchcroft, Coven
Site size (ha)	2.96 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Coven as a location for additional Green Belt release, with housing growth focused on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The centre of the site is roughly 435m to the nearest regular bus stop, 545m to the nearest village/neighbourhood centre and 1.05km to the nearest educational facility via existing footpaths.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Development would appear to remove an agricultural field. - The site contains a tree belt which subdivides the site area. - There are two small sections of the site along the eastern and northern boundary that are in Flood Zone 2 and 3. - The site is in a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle subject to connectivity issues to education facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability providing a greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village 		

	<p>(site is 'moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	085	Address	Land at Grange Farm, Coven
Site size (ha)	9.36 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document. The centre of the site is roughly 280m to the nearest regular bus stop, 290m to the nearest village/neighbourhood centre and 215m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider settlement. - Development would appear to remove an agricultural field. - The small part of the site on the Western Boundary is within a mineral safeguarding area. - Well established tree boundary separates the site from Brewood Road and School Lane. - The site is close to A449 which could create a potential for air quality issues. <p><u>LLFA comments</u> Significant concerns. High flood risk to site & to downstream school site. Early engagement with LLFA recommended – Developers to sufficiently mitigate downstream flood risk.</p> <p><u>County Highways assessment</u> Initial concerns that satisfactory highways access may not be deliverable due to extent of vegetation removal required to accommodate satisfactory footway and vis splay.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a great opportunity for good scheme design. - The site is bisected by Public Rights of Way. - Site is well contained by A449 to east, residential development to west and south and Light Ash Lane to the north. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Highways authority raise initial concerns with site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	087	Address	Land at Stadacona, Stafford, Coven
Site size (ha)	0.80 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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 nearest education facility via existing footway.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low-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 style="list-style-type: none"> - The site only has existing pedestrian footway access from the A449 resulting longer walking distances into wider village. - Development would appear to remove existing farmhouse, outbuildings and agriculture land. - Boundaries comprising dense vegetation which may present a barrier to accessing the site from the A449. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Access off A449 Stafford Road, Highways Agency to advise.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Site contained by A449 to east and natural boundaries to north, west and south. - A small part of the site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'low-moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Highways authority raise initial concerns with site access, as this could only be achieved via the A449. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The centre of the site is approximately 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.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - The site appears to have access to pedestrian footways into the wider settlement. - Development would appear to remove an agricultural field. - The western edge of the site is situated in Flood Zone 2. - Hedge line along School Lane could present planting barrier to access. - The site is in a mineral safeguarding area. - Electricity Supply and Pylons situated on site may present issues with delivery. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns regarding site's pedestrian connectivity to the village and connectivity to education facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large site offers good permeability providing a greater opportunity for good scheme design capable. - Opportunity to integrate development with adjacent open space and link with Public Right of Way to the south-west. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Highways authority raise initial concerns with site access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	618	Address	Land west A449
Site size (ha)	2.06 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
Sustainability Appraisal	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site is not adjacent to the development boundary. - Development would appear to remove an agricultural field. - Mature hedge line along the A449 may present a barrier to accessing the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns regarding access onto A449, subject to Highways England's views, and connectivity into the village/education facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability provided a greater opportunity for good scheme design. - Opportunity to link site to the Public Rights of Way network in proximity. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.• Highways authority raise initial concerns with site access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	739	Address	Croft Garage
Site size (ha)	0.30	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The centre of the site is approximately 40m from the nearest hourly or better bus stop, 200m from the nearest neighbourhood centre and 750m from the nearest education facility via existing footway.</p>		
Sequential test	Within development 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 style="list-style-type: none"> - The site only has existing pedestrian footway access into wider village. - Development would appear to remove existing active use for personal training studios and other commercial uses. - Site refused reserved matters permission for 11 dwellings in 2007 (07/00288/REM) due to inadequate layout for road vehicles within the proposed site. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Okay in principle - subject to getting a suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Development boundary site. • Site is occupied by other commercial uses and is not available for residential development. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>		

Featherstone Site Proformas

Site reference	169	Address	Featherstone Hall Farm, New Road, Featherstone
Site size (ha)	1.27 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove existing farmhouse and outbuildings. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with adjacent Public Right of Way. - The site is in close proximity to open space. - Site is well contained by landscape boundaries. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with highways capacity in surrounding area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an agricultural field. - Well planted boundaries may present a barrier to accessing the site. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. - Large area of TPOs situated in the centre of the site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with adjacent to area of open space. 		

	<ul style="list-style-type: none"> - Adjacent to existing residential areas along northern boundary. - Clearly defined boundaries including M54 to south and residential development to north.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with highways capacity in surrounding area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	172	Address	Land at Cannock Road, Featherstone
Site size (ha)	12.70 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site is approximately 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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village, there is a stretch along Dark Lane and Cannock Road into the wider settlement without pedestrian footway. - Development would appear to remove agricultural land. - Well planted boundaries may present a barrier to accessing the site. - Site is within a mineral safeguarding area. - The site is within a Coal Authority High Risk Area. - TPOs situated around the boundary of the site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourses.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Site well contained by strong landscape boundaries. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • Highways authority raise initial concerns with highways capacity in surrounding area. • Area of poor pedestrian connectivity between site and wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site is approximately 440m from the nearest hourly or better bus stop, 1.3km from the nearest education facility and 1.6km from the nearest village/neighbourhood centre</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an agricultural field. - Well planted boundaries may present a barrier to access. - The site is within a Coal Authority High Risk Area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Opportunity to integrate site design with adjacent to Public Right of Way. - Site in close proximity to open space. - Site is well contained by landscape boundaries. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with highways capacity in surrounding area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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.</p>		
Sequential test	Safeguarded for development through the Site Allocations Document 2018.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to result in loss of agricultural land. - The site is within a Coal Authority High Risk Area. - Site is within a mineral safeguarding area. - Well planted boundary may present a barrier to access of the site. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle. Poor visibility at present along a narrow road and lack of footway. May require Speed limit to be reduced.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Site is well contained by landscape boundaries. - Integrates well with residential frontages along the opposite side of East Lane. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site 		

	<p>Allocations Document 2018.</p> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
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Site reference	527	Address	Land north of New Road
Site size (ha)	20.68 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement along Cannock Road and New Road. - Development would appear to remove an area of agricultural land. - Well planted boundaries may present a barrier to access the site. - There are a small number of TPOs along the Eastern Boundary of the site. - The site is within a Coal Authority High Risk Area. - The site is within a mineral safeguarding area. - Wooded areas throughout site may present issues for delivery. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site capable of accommodating a permeable block layout. - Opportunity to integrate site design with access to Public Right of Way network that runs through the north-east of the site. - Site well contained by strong landscape boundaries. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with highways capacity in surrounding area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	742	Address	Red White and Blue public house
Site size (ha)	0.49	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>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.</p>		
Sequential test	Development boundary site.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Development would appear to remove an existing public house, which is an essential community facility. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Okay in principle.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Development boundary site • Site is occupied by an essential community facility and is not available for residential development. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.</p>		

Site reference	743	Address	Land off New Road, Featherstone
Site size (ha)	2.49ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major positive or negative effects predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have an existing footway access into the wider village. However, there is potential for the site to link into site 168 which is well progressed and / or be addressed by planning application.</p>		
Sequential test	Green belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<p>- Mineral safeguarding – Bedrock sand</p> <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u></p> <p>Initial concerns due to lack of sufficient active travel access and access dimensions.</p>		
Site opportunities			

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lower Green Belt harm to the majority of land around the village (site is 'moderate'). • Lower landscape sensitivity than the majority of land around the village (site is 'low-moderate'). • Highways authority raise initial concerns with suitability of site access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have access to footways into the wider settlement.</p>		
Sequential test	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 style="list-style-type: none"> - The site does not appear to have access to footways into the wider settlement. - Development would appear to remove an agricultural field. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Adjacent to existing areas of residential development along northern and eastern site boundaries. - Site is well contained by natural boundaries. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Higher Green Belt harm than the majority of land in this broad location (site is 'high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with highways capacity in surrounding area. • Site does not appear to have pedestrian access into wider settlement. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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Site reference	183	Address	Land off Swan Lane, Shareshill
Site size (ha)	0.28 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have access to footways into the wider settlement.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site does not appear to have access to footways into the wider settlement. - Development would appear to remove an agricultural field. - 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. - Small site therefore affordable housing delivery is uncertain. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns due to A460 capacity issues pre-M54/M6/M6 toll link road.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Public Right of Way adjacent to western site boundary. - Site is well contained by natural site boundaries. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land in this broad 		

	<p>location (site is 'moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with highways capacity in surrounding area. • Site does not appear to have pedestrian access into wider settlement. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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	<p>No major positive or negative effects predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards there is stretch along Saredon road without pedestrian footway. - Development would appear to remove an agricultural field. - TPOs are situated along the boundaries of the site. - The site is within a Coal Authority High Risk Area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large site capable of providing a greater opportunity for good scheme design. - Public Right of Way runs through the site. - Site is well contained by natural boundaries. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none">• Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate').• Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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	<p>No major positive or negative effects predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village there is a stretch of road down Saredon Road with no pedestrian footway. - Development would appear to remove an agriculture/horticulture use. - TPOs situated along the southern and eastern boundaries of the site. - This site is within a Coal Authority High Risk Area. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Public Right of Way adjacent to the north-west corner of the site. - Site is well contained by natural boundaries. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Highways authority raise initial concerns with highways capacity in surrounding area, surrounding junctions and pedestrian connectivity. <p><u>Conclusion</u></p> <ul style="list-style-type: none"> - 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.
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Mix of Open Countryside and Green Belt.		
Green Belt harm	Mostly open countryside. 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 style="list-style-type: none"> - 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. - Approximately a third of the site is in Flood Zone 3. - A small part of the site is in the Green Belt. - From the site heading towards the village centre there is a stretch along Hawthorne Drive with no pedestrian footway. - Its development could result in a small area of woodland being removed. - The site is within a mineral safeguarding area. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Access may be an issue with visibility, narrowness and lack of footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Site well contained by defensible boundaries. - 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 		

	<p>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.</p>
<p>Proposed for allocation.</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Part of the site is Green Belt land not adjacent to a Tier 1 Settlement. • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Unlike other land around the village, part of the site is within the Green Belt. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. • The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>

Site reference	091	Address	Land at Brooklands
Site size (ha)	0.40ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Part Open Countryside, part Green Belt.		
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 style="list-style-type: none"> - No clear vehicular or pedestrian access to the site. - Site is heavily wooded. - Approximately a third of the site is in Flood Zone 3. - Over a third of the site is in the Green Belt. - From the site heading towards the village centre there is a stretch along School Road with no pedestrian footway. - Its development would appear to remove an area of woodland and existing residential building. - The site is within a mineral safeguarding area. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Access may be an issue with visibility and lack of footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site contained by natural boundaries. - Part of site on previously developed land - 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.
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Unlike other land around the village, part of the site is within the Green Belt. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. • The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>

Site reference	092	Address	Back Lane/Mill Lane
Site size (ha)	1.53ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Back Lane and Mill Lane with no pedestrian footway. - Its development would appear to remove an area of agricultural land - The site is within a mineral safeguarding area. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability, providing a greater opportunity for good scheme design. - Site contained by natural boundaries. - Opportunity to integrate site design with adjacent to Public Right of Way network along southern and eastern boundaries. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none">• Highways authority raise initial concerns with access• The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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Site reference	094	Address	land off Primrose Close
Site size (ha)	2.24ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Impact on historic environment	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have access footway access into the wider village.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
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 style="list-style-type: none"> - The site would only have pedestrian access through a play area to the wider village. - Well planted boundary of trees and mature hedge line may create a barrier to access. - Development would appear to remove an area of agricultural land. - A very small part of the site to the Western Boundary is within a mineral safeguarding area. - Unable to deliver a small site without creating new defensible boundary. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK in principle subject to location of access off existing hammerhead and possible reduction in size of existing play area or relocation.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs to the north of the site. - Opportunity to integrate site design with adjacent open space. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - Well contained by strong landscape boundaries. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Does not appear to have existing pedestrian access into the wider village. • The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
Landscape sensitivity	Moderate.		
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	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Back Lane and Mill Lane with no pedestrian footway. - Its development would appear to remove an area of agricultural land. - A small part of the west of the site is within a mineral safeguarding area. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to incorporate the Public Right of Way that runs through the site into scheme design. - Large regular shaped site offers good permeability, providing a greater opportunity for good scheme design. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Highways authority raise initial concerns with access. 		

	<ul style="list-style-type: none">• The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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Site reference	378a	Address	land off Broadholes Lane/Badgers End
Site size (ha)	0.93	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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	<ul style="list-style-type: none"> - Site does not appear to have continuous footway access into the wider village - Access to the site would require significant engineering works along the stretch of Broadholes Lane nearest the site. - Its development would appear to remove an area of agricultural land. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns with site access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site adjacent to Public Right of Way network along northern boundary. - 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. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none">• Does not appear to have existing pedestrian access into the wider village• The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
Landscape sensitivity	Moderate.		
Impact on the historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Bellhurst Lane and Ivetsey Road with no pedestrian footway, although development of the SAD allocation to the north of the site could facilitate this. - Its development would appear to remove an area of agricultural /scrub land. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK in principle subject to adequate visibility splays and extension of existing footway. May need to extend 30mph limit.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability providing a great opportunity for good scheme design. - Site adjacent to Public Right of Way network along eastern boundary. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • No existing footway access into the village without joint delivery 		

	<p>alongside SAD Site 379.</p> <ul style="list-style-type: none"> • Would not deliver a small site (<1ha) if delivered alongside SAD Site 379. • The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well it should be allocated.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Development boundary site allocated by 2018 Site Allocations Document.		
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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural /scrub land. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK in principle subject to adequate visibility splays and extension of existing footway. May need to extend 30mph limit.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Open Countryside site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document • The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>		

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	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
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 style="list-style-type: none"> - Site suggested by third party, no confirmation the site is available. - Vehicular access up Meadowcroft Gardens is unsuitable. - Its development would appear to remove an area of agricultural land. - The site does not appear to have footway access into the wider village. - Proximity to sewage works unsuitable. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Not assessed - not available.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - 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. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • No willing landowner – suggested by third party. • No pedestrian access into wider village. • The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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Site reference	426b	Address	Bridge Farm 54 Long Street
Site size (ha)	1.33ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>There does not appear to have footway access into the wider village.</p>		
Sequential test	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	<ul style="list-style-type: none"> - The southern half of the site is within a mineral safeguarding area. - From the site heading towards the village there is no pedestrian footway although development of the 426a could facilitate this. - Around a third of the site - furthest away from the development boundary - is in Flood Zone 3. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> OK in principle subject to adequate visibility splays.</p>		
Site opportunities	<ul style="list-style-type: none"> - The floodplain to the south east, canal to the north east and mature planting to the south represent strong defensible boundaries to contain. - When excluding flood zone 3 the site is less than 1 hectare and therefore can contribute to the NPPF requirement to allocate small sites. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • No existing footway access into the village without joint delivery 		

	<p>alongside Site 426a.</p> <ul style="list-style-type: none"> • Would not deliver a small site (<1ha) if delivered alongside Site 426a • The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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Site reference	608	Address	Land adj Fenton House Lane
Site size (ha)	2.83ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The centre of the site is approximately 510m to the village centre and 450m to the nearest educational facility via pedestrian footway.</p>		
Sequential test	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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> OK in principle subject to appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to incorporate the Public Right of Way that runs through the site into scheme design. - Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none">• The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well it should be allocated.</p>
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Site reference	610	Address	Land off Marston Rd - Fenton House Lane
Site size (ha)	2.65ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The centre of the site is approximately 580m to the village centre and 52m to the nearest educational facility via existing footpaths.</p>		
Sequential test	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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> OK in principle subject to appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - The sites proximity to St Mary's CE First School may reduce the need for vehicular journeys to the school. - Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none">• Adjacent to a key local facility (primary school).• The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>
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Site reference	614	Address	land off Back Lane
Site size (ha)	0.58ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural /scrub land. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA comments</u> Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Small site could be delivered within existing field boundaries (subject to access). - Public Right of Way runs along the South of the site. - 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. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Highways authority raise initial concerns with access. • The site is in close proximity to Motte Meadows SAC, Motte Meadows 		

	<p>SSSI and Motte Meadows National Nature Reserve.</p> <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well it should be allocated.</p>
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Site reference	619	Address	Land off Fenton House Lane 2
Site size (ha)	0.87ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Wheaton Aston is a Tier 3 Village and has not been identified for significant growth beyond existing commitments and allocations.</p> <p>The centre of the site is approximately 560m to the village centre and 275m to the nearest educational facility.</p>		
Sequential test	Open Countryside.		
Green Belt harm	n/a.		
Landscape sensitivity	Moderate – High.		
Impact on the historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - There is one TPO on the southern boundary. - The site is in close proximity to Motte Meadows SAC, Motte Meadows SSSI and Motte Meadows National Nature Reserve. <p><u>LLFA</u> Low risk.</p> <p><u>County Highways Assessment</u> OK in principle may require significant vis display improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - Able to deliver a small site within existing field boundaries. - Opportunity to design scheme that integrates well with residential frontages along Fenton House Lane. - 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. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • The site is in close proximity to Mottey Meadows SAC, Mottey Meadows SSSI and Mottey Meadows National Nature Reserve. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham 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.</p> <p>The centre of the site is approximately 560m to the village centre and 850m to the nearest educational facility via existing footway.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - The site is adjacent to an area of woodland and a sewage works. - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Poor visibility, narrow road and lack of footway. Would require speed limit to be reduced off Chesterton Road. Must be considered further.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 		

	<p>'moderate-high').</p> <ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	250	Address	land off Patshull Road
Site size (ha)	3.68ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focused on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The location of site gives it a sense of separation from the village. - From the site heading towards the village centre there is a substantial stretch along Patshull Road with no pedestrian footway. - Its development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Poor visibility – would need speed limit reduction. Pedestrian access would need to be considered further.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	251 (safeguarded land)	Address	Hall End Farm
Site size (ha)	0.80ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, although this applies to the Green Belt area of the adjacent site.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focused on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	This site is safeguarded land.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - 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. - Its development would appear to remove an area of agricultural land/scrub land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to minor works.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. 		

	<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council's preferred spatial strategy.</p>
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Site reference	251 (Green Belt)	Address	Hall End Farm
Site size (ha)	1.36ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 constraints	<ul style="list-style-type: none"> - 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. - Its development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable -would require footway along Hall End Lane.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs along the Eastern edge of the site. - Opportunity to contain site within an area of moderate Green Belt harm, fitting well into existing natural boundaries in the form of mature hedge lines to the south, east and west. - Regular shaped sit offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Majority of the site is of lesser Green Belt harm than the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	252	Address	Land off Clive Road
Site size (ha)	3.65ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>There does not appear to be footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Clive Road with no pedestrian footway. - It's development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Poor visibility, narrow road and lack of footway off Clive Road. Pedestrian access would need to be considered further.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs along the northern edge of the site. - Site is well contained by natural boundaries. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Small part of the site nearest village is of lesser Green Belt harm ('moderate') than the majority of land around the village, remainder is of similar harm ('moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.• Highways authority raise initial concerns with achieving suitable access and pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	253	Address	Land off Westbeech Road
Site size (ha)	4.26ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village there is a significant stretch along Westbeech Road without pedestrian footpath. - Site development would appear to remove an area of agricultural/scrub land with a significant part of the site also heavily wooded. - There appears to be no clear access to the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns regarding suitability of access onto College Farm Close. Access arrangements would need to be resolved.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • 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'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with achieving suitable access <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	255	Address	Land off Moor Lane
Site size (ha)	2.40ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The centre of the site is approximately 680m to the nearest village/neighbourhood centre and 705m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - It's development would appear to remove an area of agricultural land. - There is a small cluster of TPOs on the northern boundary of the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK subject to an appropriate access with adequate visibility and new footway fronting the site off Moor Lane.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is contained by strong residential and hedge line boundaries. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate'). • Similar landscape sensitivity to the majority of land around the village (site is 'moderate'). <p><u>Conclusion</u></p>		

	The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focused on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - From the site heading towards the village centre there is a substantial stretch along Wolverhampton Road with no pedestrian footway. - Development would appear to remove an area of agricultural/scrub land. - Mature hedge line along Wolverhampton Road may present a barrier to accessing the site. - Trees/shrubs throughout site may cause issue for delivery. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unlikely to be suitable due to lack of pedestrian connectivity to village.</p>		
Site opportunities	<ul style="list-style-type: none"> - There may be an opportunity to deliver a discreet small site within the large site parcel utilising nature field boundaries. - Regular shared site offers good permeability providing a great opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land around the village (site is 'high'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.• Highways authority raise initial concerns with lack of pedestrian connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	400	Address	Land off Westbeech Road
Site size (ha)	3.40ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focused on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a substantial stretch along Patshull Road with no pedestrian footway. - Its development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> OK in principle may require significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land around the village (site is 'high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Lack of pedestrian connections to wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	401	Address	Land adj Beech House Farm
Site size (ha)	1.00ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a stretch along Chesterton Road and Ridge Road with no pedestrian footway. - Its development would appear to remove an area of agricultural land. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Poor visibility, narrow road and lack of footway. Would require speed limit to be reduced.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to link into Public Right of Way Network to east of the site. - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity than the majority of land around the village (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with suitability of site access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	421	Address	land between Rudge Road and Marlbrook Lane, Pattingham
Site size (ha)	0.90ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Pattingham as a location for additional Green Belt release, with housing growth focussed on existing commitments and safeguarded sites identified in the 2018 Site Allocations Document.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the village centre there is a substantial stretch along Marlbrook Lane and Ridge Road with no pedestrian footway. - Its development would appear to remove an area of scrub land. - A mature hedge line along Rudge Road and Marlbrook Lane may present a barrier to accessing the site. - Trees and shrubs throughout site may cause an issue for delivery. - Site has high habitat distinctiveness. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Access not possible through existing residential. Access off Rudge Road or Marlbrook Lane difficult due to narrow roads and lack of footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity than the majority of land around the village (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with suitability of site access and pedestrian connectivity. • Area of high habitat distinctiveness. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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 criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Based on the site size and existing dwellings it is uncertain if the site may deliver affordable housing. - 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. - 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. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><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</p>		

	and an extension of the existing footway to create link to amenities.
Site opportunities	<ul style="list-style-type: none"> - The site is part brownfield. - 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.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Unlikely to deliver affordable housing. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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 nearest educational facility via existing footway.</p>		
Sequential test	The land is a development boundary site allocated by 2018 Site Allocations Document.		
Green Belt harm	n/a.		
Landscape sensitivity	n/a.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement through the site allocated in the SAD. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - Correspondence with the landowner has indicated they are unwilling/unable to deliver 10 or more dwellings due to the constrained site boundaries. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - access presumed to be from existing constructed approximately 2010/11. Footway link would need to be provided to access safe passage of pedestrians to amenities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver previously allocated land. - The site is within the development boundary. - 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.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Unlike Green Belt site options around the village, the land is a development boundary site allocated by 2018 Site Allocations Document. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is considered to perform better than other site options and could deliver the Council’s preferred spatial strategy.</p>

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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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 educational facility via existing footway.</p>		
Sequential test	Safeguarded land.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement through the site allocated in the SAD. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - The site is an irregular shape which will make it very challenging to develop. Development of the site would not accord well with the existing settlement pattern. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Footway link would need to be provided to access safe passage of pedestrians to amenities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver the only available non-Green Belt site in Swindon. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • In non-Green Belt safeguarded land allocated as safeguarded land in Site Allocations Document 2018. • <u>The site is an irregular shape which will make it very challenging to develop. Development of the site would not accord well with the existing settlement pattern.</u> <p><u>Conclusion</u></p>		

	Having regard to all site assessment factors set out in the proforma, the site is not considered suitable for allocation.
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Site reference	313 (Green Belt site)	Address	Land off Himley Lane (Site 1),
Site size (ha)	18.16ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement through the site allocated in the SAD. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - TPOs situated along the northern boundary. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - access presumed to be from existing constructed approximately 2010/11. Footway link would need to be provided to access safe passage of pedestrians to amenities.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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 its own). - Large site offers good permeability providing a greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar and higher Green Belt harm than the majority of land around the 		

	<p>village ('moderate').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement through. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle. Footway link would need to be provided to access safe passage of pedestrians to amenities. Would require relocation of speed limit.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs through the site. - Large regular shaped site offers good permeability providing a greater opportunity for good scheme design. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site 		

	<p>is 'moderate-high').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Most 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 style="list-style-type: none"> - The sites topography could be a constraint as the site rises steeply from Hinksford Lane. - The site could provide access to pedestrian footways into the wider settlement. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - presume access off Hinksford Lane opposite entrance to cricket Club. Existing footway would need extending to the proposed new access and the speed limit extended away from the site.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to the settlement's play area and playing pitches. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • 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 		

	<p>development boundary of similar Green belt harm to the majority of other land ('high').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site suggested by 3rd party so unclear if site is available. - A large portion of the site is within Flood Zones 2 and 3 with an irregular shaped portion of land measuring approximately 2.20ha of land lying outside the flood zone. - The site is also adjacent to Swindon Rough Biological Alert Site (BAS). - The site is within a mineral safeguarding area. - The site appears to be able to provide access to pedestrian footways into the wider settlement although the flood zone restricts where access to the site could be located. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> No comment as site is not currently available.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to Staffordshire & Worcestershire Canal which provides access to green corridor/open space network. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site 		

	<p>is 'moderate').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Not currently available. • Flood zone may constrain layout/access. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well compared to other site options that it should be allocated instead of, or in addition to, Site 313.</p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - A small portion of the site is within Flood Zones 2 and 3. - The eastern part of the site is adjacent to Heath Mill and Smestow Mill SBI and is classified as a Local Wildlife Site. - It has not been confirmed if the site can provide access to pedestrian footways into the wider settlement; may require some engineering works south along Church Road in County Highways controlled land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Concerns site is unsuitable due to a lack of pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing a greater opportunity for good scheme design. - Adjacent to Staffordshire & Worcestershire Canal which provides access to green corridor/open space network. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land around the village (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with pedestrian connectivity to wider village. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	682	Address	Reynolds Close, Swindon
Site size (ha)	0.34ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - There is no clear vehicular or pedestrian access to the site. - The site is heavily wooded. - Small site therefore affordable housing delivery is uncertain. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Unsuitable, appears land locked.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to Staffordshire & Worcestershire Canal which provides access to green corridor/open space network. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 		

	<p>'high').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	717	Address	Land west of Church Road
Site size (ha)	2.55	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site appears to be able to provide access to pedestrian footways into the wider settlement. - The site's access would appear to affect a well-established landscape boundary on steep topography. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Initial concerns with access due to levels.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with site access. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	718	Address	Land west of Church Road 2
Site size (ha)	1.36	Proposed use	Residential
Site selection criteria	Assessment		
SA Findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify the settlement of Swindon as a location for additional Green Belt release, with housing growth focussed on existing commitments and non-Green Belt allocations within the development boundary.</p> <p>The site does not have pedestrian footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site does not appear to have access to pedestrian footways into the wider settlement. - Development would result in the loss of an area of greenfield. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><u>County Highways assessment</u> Initial concerns site is unsuitable due to a lack of pedestrian connectivity.</p>		
Site opportunities	-		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land around the village (site is 'high'). • Similar landscape sensitivity to the majority of land around the village (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with pedestrian connectivity into wider settlement. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Bednall Site Proformas

Site reference	023	Address	Land West of Church Farm
Site size (ha)	1.75ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bednall as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate- High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of agricultural land and sports field. - From the site heading towards the primary school there is a stretch along Common Lane with no pedestrian footway. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to further investigation of visibility splay.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site does not appear to have footway access to facilities in wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	024	Address	Land at Bednall Hall Farm
Site size (ha)	1.07ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bednall as locations for additional Green Belt release, with housing growth focused on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - From the site heading towards the primary school there is a stretch along Richfield Lane with no pedestrian footway. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low-Risk.</p> <p><u>County Highways assessment</u> Initial concerns that access is not achievable. Concerns regarding visibility splay, highway width and pedestrian connectivity along Richfield Lane.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access and pedestrian 		

	<p>connectivity.</p> <ul style="list-style-type: none"> • Site does not appear to have footway access to facilities in wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bednall as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural buildings some of which are in B class employment use. - From the site heading towards the primary school there is a stretch along Common Lane with no pedestrian footway. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to visibility splay issue.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver a discreet small site (<1ha), within the boundary of the existing farm buildings/employment site. - The site is part brownfield. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is ‘moderate-high’). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. • Site does not appear to have footway access to facilities in wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Dunston Site Proformas

Site reference	029a	Address	School Lane
Site size (ha)	3.35 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Dunston is a Tier 4 Village and has not been identified for significant growth beyond existing commitments.</p> <p>The centre of the site is approximately 370m from the nearest hourly or better bus stop via existing footway and 220m from the nearest educational facility.</p>		
Sequential test	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 constraints	<ul style="list-style-type: none"> - The development would appear to remove an area of agricultural land. - From the site heading towards the school there is a stretch along School Lane with no pedestrian footway. - The site is within a mineral safeguarding area. - Well planted boundary may present a barrier to accessing the site. - Potential for noise/air quality issues. <p><u>LLFA comments</u> Low Risk - however note Dunston has historic flooding.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to deliverability of new junction and ghost right turn onto A449.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Highways authority raise initial concerns with access. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>		

Site reference	487	Address	Land rear The Cottage
Site size (ha)	3.18ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Dunston is a Tier 4 Village and has not been identified for significant growth beyond existing commitments.</p> <p>The centre of the site is approximately 450m from the nearest hourly or better bus stop via existing footway.</p>		
Sequential test	Open Countryside.		
Green Belt harm			
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the school there is a short stretch along School Lane with no pedestrian footway. - Its development would appear to remove an area of agricultural land and dwellings/farm buildings. - The site is within a mineral safeguarding area. - Site is located the other side of the A449 from Dunston village and its first school. - Part of the site in in Flood Zone 3, however it appears a small site (<1ha) could be delivered without encroaching into the flood zone. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site appears to be part brownfield. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Highways authority raise initial concerns with access. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>		

Site reference	588	Address	Dunston Dairy Farm
Site size (ha)	62.43ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>Dunston is a Tier 4 Village and has not been identified for significant growth beyond existing commitments.</p> <p>The centre of the site is 450m from the nearest hourly or better bus stop via existing footpaths.</p>		
Sequential test	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 style="list-style-type: none"> - From the site heading towards the school there is a short stretch along School Lane with no pedestrian footway. - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - Potential for noise/air quality issues. - Part of the site is in Flood Zone 3, however the site could accommodate the planned level of growth suitable for a tier 4 settlement without requiring development in close proximity to it. - Mature trees and hedgerow may present barrier to accessing the site. - Very small section of high habitat distinctiveness within site. <p><u>LLFA comments</u> Mitigable concerns- FRA recommended at planning.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to lack of footways.</p>		
Site opportunities	<ul style="list-style-type: none"> - Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access . 		

	<p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma and the relative sustainability of Tier 4 settlements, the site is not considered to perform so well as to warrant allocation.</p>
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Bishops Wood Site Proformas

Site reference	096	Address	Land off Offoxey Road and Ivetsy Bank Road
Site size (ha)	4.14ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bishops Wood as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of this site is approximately 785m from the nearest education facility via existing footpaths.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - The site could provide access to pedestrian footways into the wider settlement. - The site is within a mineral safeguarding area. - Application submitted on part of land for rural exception site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> OK in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	097	Address	Land south of Bishops Wood
Site size (ha)	5.13ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bishops Wood as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - Potential for air quality issues. - This site is within a mineral safeguarded area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, subject to road widening to provide footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site does not appear to have footway access to facilities in wider village. 		

	<p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	099	Address	Land off Ivetsey Bank Road
Site size (ha)	1.15ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bishops Wood as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - There is a substantial stretch along Ivetsey Bank Road heading towards the wider village and First School with no pedestrian footpath. - The site is in a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to lack of footways.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with lack of pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the</p>		

	findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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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	<p>Major negative effects are predicted against the criteria economy and employment, due to the restricted access of site end users to employment opportunities.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy option does not identify Tier 4 Villages such as Bobbington as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 300m from the nearest education facility via existing footpaths.</p>		
Sequential test	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 constraints	<ul style="list-style-type: none"> - The development would appear to remove an area of agriculture land. - The site is adjacent to a Local Wildlife Site. - A mature hedge line along Six Ashes Road could provide a barrier to accessing the site. - Small cluster of TPOs on site. - The site is in a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - Integrates well into existing residential frontages along the highway. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Bobbington as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - From the site heading towards the school there is a short stretch along Six Ashes Road with no pedestrian footway. - Its development would appear to remove an area of agricultural land including agricultural buildings/structures. <p><u>LLFA comments</u> Mitigable concerns - FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to visibility splay issues.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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 (<1ha). - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - Site integrates well with existing residential frontages along the highway. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with site access. • Site does not appear to have footway access into wider village. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Bobbington as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 120m from the nearest education facility via existing footpaths.</p>		
Sequential test	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 style="list-style-type: none"> - The development would appear to remove an area of agricultural land. - A mature hedge line and trees along Six Ashes Road could provide a barrier to accessing the site. - This site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - the site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (<1ha), subject to suitable access. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Bobbington as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 200m from the nearest education facility via existing footpaths.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - This is a cross boundary site with a substantial part of the site in Shropshire which could lead to irregular site boundaries. - A mature hedge line along Six Ashes Road could prove a barrier to accessing the site. - A substantial part of the site includes a mature wooded belt that is likely to restrict scheme design. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, subject to significant works to provide vis splay and road speed alterations.</p>		
Site opportunities	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.		
Summary conclusions	<u>Key positives and negatives</u>		

	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Trysull as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of paddock/scrub land. - The site is within a mineral safeguarding area. - Clusters of TPOs located on site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (<1ha), subject to suitable access. - Opportunity to connect to an existing Public Right of Way that run to the south of the site. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against transport and accessibility criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	328	Address	Land to rear Manor House, Seisdon Road
Site size (ha)	0.47ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Trysull as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low – Moderate.		
Landscape sensitivity	Moderate – High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of garden land to the rear of a Manor House. - The site is in mineral safeguarding area. - Clusters of TPOs located on the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (<1ha), subject to access. - Opportunity to connect to an existing Public Rights of Way that run to the south and the west of the site. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location 		

	<p>(site is 'low-moderate').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Trysull as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of garden/paddock. - The site is within a mineral safeguarding area. - Clusters of TPOs located on site. - The site is back land, therefore there is no direct pedestrian or road access. <p><u>LLFA comments</u> Low Risk.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Right of Way that runs through the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'low-moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none">• Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	544	Address	Land adj the Manor House 2
Site size (ha)	1.36ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Trysull as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - Unclear how vehicular or pedestrian access to the site could be achieved. - The site is within a mineral safeguarding area. - Unable to deliver a small site without creating new defensible boundaries. - There are clusters of TPOs along the east boundary that borders site 329. - The site is back land, therefore there is no direct pedestrian or road access. <p><u>LLFA comments</u> Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Unsuitable, no apparent suitable access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Rights of Way that run to the north and the west of the sites. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	588	Address	Land off Crockington Lane
Site size (ha)	3.79ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the employment and landscape criteria, due to limited access of site-end users to employment opportunities.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Trysull as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - From the site heading towards the school there is no pedestrian footway along Crockington Lane. - The site is within a mineral safeguarding area. - Unable to deliver a small site without creating new defensible boundaries. <p><u>LLFA comments</u> Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable due to vis splay, junction width and footway concerns.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to connect to an existing Public Rights of Way that runs to the west of the site. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against employment criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access and pedestrian connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Seisdon as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 400m from the nearest convenience store via existing footway.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - The site is within a mineral safeguarding area. - Clusters of TPOs situated along the boundary of the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle, subject to demonstrating vis splay and demolition of house within site boundary.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to link to the public right of way to the northeast of the site. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the education criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Seisdon as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear to have footway access into the wider village.</p>		
Sequential test	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 style="list-style-type: none"> - From the site heading towards the village centre there is a significant stretch along Crockington Lane with no pedestrian footway. - Its development would appear to remove an area of agricultural land. - A Mature woodland belt along Crockington Lane may provide a barrier to accessing the site and create a sense of separation from the wider village. - The site is within a mineral safeguarding area. - Large amount of TPOs situated along the north-east boundary of the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. No pedestrian footway and unlikely to be feasible due to narrow lane.</p>		
Site opportunities	<ul style="list-style-type: none"> - Large regular shaped site offers good permeability providing a greater opportunity for good scheme design. 		

<p>Proposed for allocation.</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	671	Address	Land West of Fox Road
Site size (ha)	3.29ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p> <p>The centre of the site is approximately 270m from the nearest local convenience store via existing footways.</p>		
Sequential test	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 style="list-style-type: none"> - Its development would appear to remove an area of agricultural land. - A very mature hedge line along Fox Road may present a barrier to accessing the site. - The site is within a mineral safeguarding area. - TPO situated within the site, along the southern boundary. <p><u>LLFA comments</u> Mitigable concerns - At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to design scheme that integrates well with residential frontages along Fox Road. - Opportunity to better integrate the recent development to the north of the site with the main village. - Regular shaped site offers good permeability providing greater opportunity for good scheme design. - Opportunity to integrate the site with Fox Road playing fields within proposed site. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	702	Address	Land off Fox Road
Site size (ha)	2.08 (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Seisdon as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The site does not appear have footway access into the wider village.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site appears to remove an area of agricultural land. - The site is within a mineral safeguarding area. - From the site heading towards the convenience store there is a significant stretch along Fox Road without pedestrian footway. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to an appropriate access.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is small and well contained and therefore could offer an opportunity to deliver a discreet small site (<1ha), subject to access. 		
Proposed for allocation.	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the</p>		

	findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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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	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Himley as locations for additional Green Belt release, with housing growth focused on existing commitments.</p> <p>The site does not appear to have footway access to the wider village.</p>		
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.		
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 style="list-style-type: none"> - From the site heading towards the farm shop there is no pedestrian footway along Himley Lane. - Its development would appear to remove an area of scrub land. - Unclear how vehicular access to the site could be achieved. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable- would require upgrading of private drive.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver the only non-Green Belt site options in Himley. - Opportunity to deliver a well contained small site within the centre of the village. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Site is within the development boundary, unlike other site options around the village. • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u> 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</p>		

	so well as to warrant allocation.
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Site reference	335b	Address	The Limes, Plantation Lane
Site size (ha)	0.53ha (gross)	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Himley as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 330m to the nearest hourly or better bus stop via existing footpaths.</p>		
Sequential test	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.		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of scrub land. - From the site heading towards the farm shop there is no pedestrian footway along Himley Lane. - The site is within a mineral safeguarding area. - TPOs are located along the eastern boundary of the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable- would require upgrading of private drive and access through adjacent site.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to deliver a well contained small site within the centre of the village. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	479a	Address	Land off Brignorth Road (East)
Site size (ha)	1.30ha	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Himley as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 100m from the nearest hourly or better bus stop via existing footpaths.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Its development would appear to remove an area of agricultural/scrub land. - From the site heading towards the farm shop there is no pedestrian footway along Himley Lane. - The site is within a mineral safeguarding area. - A well planted boundary along the site may present a barrier to accessing the site. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns due to potential junction capacity issues, would need to demonstrate connectivity to local facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to design scheme that integrates well with residential frontages along Bridgnorth Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with junction capacity and connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	707	Address	Land at Himley
Site size (ha)	2.61	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred strategy does not identify Tier 4 Villages such as Himley as locations for additional Green Belt release, with housing growth focussed on existing commitments.</p> <p>The centre of the site is approximately 180m from the nearest hourly or better bus stop via existing footpaths.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Would appear to remove an area of agricultural/scrub land. - From the site heading towards the farm shop there is no pedestrian footway along Himley Lane. <p><u>LLFA comments</u> Low Risk - Wombourne Brook to north.</p> <p><u>County Highways assessment</u> Initial concerns due to potential junction capacity issues, would need to demonstrate connectivity to local facilities.</p>		
Site opportunities	<ul style="list-style-type: none"> - Opportunity to design scheme that integrates well with residential frontages along Bridgnorth Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns with junction capacity and connectivity. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area of Wolverhampton. - The site's development would see the loss of farm and residential buildings and a substantial area of grassland. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – suspected flow route through site. At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns over access but would require agreement of Highways England to any scheme design.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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 		

	<p>and Four Ashes to the north.</p> <ul style="list-style-type: none"> - The site appears to be well contained by well-established tree planting buffers to the south and east.
<p>Proposed for allocation.</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways Authority indicate initial concerns over access. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 160	Address	Upper Sneyd Road/Brownshore Lane
Site size (ha)	3.03	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land. - The site is separated from the adjacent highways by well-established tree and hedgerow boundaries. - The site is adjacent to an existing motor salvage business. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u></p>		

	Ok in principle subject to provision of vis splay within County Highways verge.
Site opportunities	
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major negative impacts predicted against education in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 163	Address	Land off Sneyd Lane
Site size (ha)	17.20	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 760m to the nearest regular bus stop, 2.3km to the nearest train station, 700m to the nearest local convenience store and 720m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site only appears to have a possible access onto Vernon Way. - The site's development would see the loss of agricultural fields interspersed with tree and hedgerow planting. - Site layout may be affected by the adjacent motorway to the north. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Early engagement with LLFA recommended. Known flooding issue at rear of houses on Sneyd Lane. Culverted watercourse in gardens. Opportunity to address issues through development.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works. May require works to accommodate vis splay and improve junction to the south. Subject to land in control of adjacent highways' authority control. Consider impact on Bognop Junction.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a public right of way at its north-western corner. - The site would be well contained by the motorway to the north. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major negative impacts predicted against education in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 163a	Address	Land off Sneyd Lane
Site size (ha)	2.09	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site would require demolition of an existing property to establish access onto Sneyd Lane. - The site's development would see the loss of an existing property and associated garden, agricultural uses and an area of dense and well-established tree planting. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Early engagement with LLFA recommended. Known flooding issue at rear of houses on Sneyd Lane. Culverted watercourse in gardens. Opportunity to address issues through development.</p> <p><u>County Highways assessment</u> Appears okay in principle subject to significant highways works. May require works to accommodate vis splay and improve junction to the south. Subject to land in control of adjacent highways' authority control. Consider impact on Bognop Junction.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major negative impacts predicted against education in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 163b	Address	Land off Sneyd Lane
Site size (ha)	0.44	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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 to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access onto pedestrian footways into the wider urban area. - The site is separated from Sneyd Ln by a well-established tree and hedgerow boundary. - The site's development would see the loss of an existing field. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Early engagement with LLFA recommended. Known flooding issue at rear of houses on Sneyd Lane. Culverted watercourse in gardens. Opportunity to address issues through development.</p> <p><u>County Highways assessment</u> Okay in principle.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 165	Address	Bursnips Road
Site size (ha)	12.78	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 580m to the nearest regular bus stop, 3.6km to the nearest train station, 890m to the nearest local convenience store and 1.6km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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</p>		
Known site constraints	<ul style="list-style-type: none"> - The site's development would result in the loss of Essington Cemetery if access were to be provided onto Bursnips Road. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle subject to use of existing cemetery access.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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 permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major negative impacts predicted against education in the Sustainability Appraisal. • Would result in loss of cemetery use. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 166	Address	Land at Holly Bank House, Bursnips Road
Site size (ha)	1.07	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate – High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider settlement. - 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. - The site would result in loss of an area of tree planting, a residential property and its associated curtilage. - The site is adjacent to an existing motor salvage business. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Low risk.</p>		

	<p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - 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.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is ‘moderate-high’). • Similar landscape sensitivity to the majority of land in this broad location (site is ‘low-moderate’). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • Site is partially brownfield land. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 204	Address	land adjacent 46 Cannock Road
Site size (ha)	0.4	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Issues with vis splay on 40mph road.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Issues with vis splay on 40mph road.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site's development could link into existing residential frontages along the A460. - 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. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. Evidence base as set out in Duty to Co-operate correspondence. • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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 to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	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 style="list-style-type: none"> - The site accesses the nearest road (Broad Lane) via a narrow access track with no footway which runs underneath a rail line. - The site would see the loss of an area of buildings that appear to be in agricultural use. - Site layout may be affected by adjacent railway line. - The development is within a mineral safeguarding area. - The site is within a High-Risk area for historic coal mining. - The site may require use of land in an adjacent local planning authority (Walsall) in order to be developed. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Appears unsuitable. Subject to land in control of adjacent highways' authority control.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - 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 		

	<p>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.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm to the majority of land in this broad location (site is 'moderate'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 392	Address	land at Westcroft Farm
Site size (ha)	1.26	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - 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. - Its development would see the loss of an area of agricultural grassland. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse. Suspected culvert.</p> <p><u>County Highways assessment</u> Appears unsuitable - subject to position of adjacent local highways authority.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). 		

	<ul style="list-style-type: none"> • Lesser landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 393	Address	land rear 3-65 Upper Sneyd Road
Site size (ha)	1.61	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Low.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - 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. - The site's development would see the loss of an area of grassland. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Appears unsuitable - access too narrow.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a green corridor at its south-western extent. - The site is well-contained by residential development to the north and south. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Lower Green Belt harm than the majority of land in this broad location (site is 'low'). • Similar landscape sensitivity than the majority of land in this broad location (site is 'low-moderate'). • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape and education criteria, due to the sites Green Belt harm new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land and well established tree and hedgerow planting. - The site is separated from the A460 by a well-established belt of tree and hedgerow planting. - The site is within a mineral safeguarding area. - The site may require development of land in an adjacent local planning authority (Wolverhampton) in order to be developed comprehensively. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Acceptable vis splays may not be deliverable. Subject to land in control of adjacent highways authority.</p>		
Site opportunities	- The site is not an irregular shape and could accommodate a permeable		

	<p>layout linking into residential frontages along the A460.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways Authority indicate access may be unsuitable. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 420m to the nearest regular bus stop, 4.9km to the nearest train station, 720m to the nearest local convenience store and 1.2km to the nearest education facility. However, the size of the site means that some local facilities could be provided on site.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land. - A small area of the site's south-eastern corner is within a High-Risk area for historic coal mining. - Pylons run through part of the site. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout. Suspected culvert.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works. Subject to land in control of adjacent highways authority. Likely to require 2/3 accesses.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for 		

	<p>biodiversity offsetting and/or Green Belt compensatory measures.</p> <ul style="list-style-type: none"> - The site is bisected by a public right of way. - The site is not an irregular shape and could accommodate a permeable layout linking into residential frontages along Kitchen Lane and Linthouse Lane.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site presents an opportunity for a mixed-use urban extension with on-site local facilities. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The centre of the site is roughly 120m to the nearest regular bus stop, 2.2km to the nearest train station, 1.5km to the nearest local convenience store and 1.6km to the nearest education facility. However, the size of the site means some local facilities could be provided on site.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	<p>The eastern section of the site lies in an area of moderate landscape sensitivity, whilst the western section lies in an area of low – moderate landscape sensitivity.</p>		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area of Walsall. - The sites development would see the loss of agricultural fields interspersed with tree and hedgerow planting. - Site layout may be affected by pylons on site. - The site is within a mineral safeguarding area. - Most of the site is within a High-Risk area for historic coal mining. - The site may require development of land in an adjacent local planning authority (Walsall) to be developed comprehensively. - Small part of site along northern boundary is of high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works. Subject to land in</p>		

	control of adjacent highways' authority control.
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is adjacent to the Forest of Mercia way on its western boundary and a public right of way on its eastern boundary. - The site contains areas capable of accommodating a permeable block layout, although the site is not a single cohesive parcel of land.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Part of site is in higher landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site presents an opportunity for a mixed-use urban extension with on-site local facilities. • May require allocation of significant additional land in neighbouring local authority (Walsall) to be delivered. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 520	Address	Oakley Farm, Blackhalve Lane
Site size (ha)	3.5	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 170m to the nearest regular bus stop, 4.6km to the nearest train station, 870m to the nearest local convenience store and 860m to the nearest education facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low – Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural land and well-established tree and hedgerow planting. - The site is within a mineral safeguarding area. - The site may require development of land in an adjacent local planning authority (Wolverhampton) to be developed comprehensively. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable layout linking into residential frontages along Wood Hayes Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. • May require allocation of additional land in neighbouring local authority (Wolverhampton) to be delivered. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 550m to the nearest regular bus stop, 6.3km to the nearest train station, 2.4km to the nearest local convenience store and 2.4km to the nearest education facility. However, the size of the site means that some local facilities could be provided on site.</p>		
Sequential test	Green Belt.		
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 sensitivity	The northern and southern areas of the site are in areas of Moderate landscape sensitivity, whilst a central portion of the site lies in 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 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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - The site's development would see the loss of agricultural grasslands and areas of tree and hedgerow planting. - Part of the site is within Flood Zone 2 or 3, or contains open spaces or TPO tree belts, which leave approximately 74ha once excluded from the gross site area. - The site is within a mineral safeguarding area. - The site may require development of land in an adjacent local planning authority (Wolverhampton) in order to be developed comprehensively. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p>		

	<p><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.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is bisected by public right of way networks. - The site contains areas capable of accommodating a permeable block layout, although the site is not a single cohesive parcel of land. - The site is contained to the north by the M54 and to the east by the A460.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • 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’). • Higher landscape sensitivity than the majority of land in this broad location (site is ‘moderate’ and ‘moderate-high’). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. • Site presents an opportunity for a mixed-use urban extension with on-site local facilities. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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 criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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 means that some local facilities could be provided on site.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area of Wolverhampton. - The site is bisected by an area of Flood Zone 2 & 3, which leaves approximately 55.8ha once excluded from the gross site area. - The site's development would see the loss of agricultural fields. - The southern end of the site is within a mineral safeguarding area. - The adjacent motorway and railway line may affect site layout. - Site layout would need to accommodate an access road to the ROF strategic employment site within the site layout. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>Level 2 SFRA</u> A Level 2 SFRA has been undertaken on the site. Further information can be</p>		

	<p>found in the SFRA and Flood Risk Topic Paper</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works. Will be subject to Highways England consultation and likely significant offsite works.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is adjacent to a canal conservation area/green corridor at its northwestern edge. - 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. - The site contains areas capable of accommodating a permeable block layout, although the site is not a single cohesive parcel of land due to the flood zone running through its centre. - The site is well-contained by the A449 to the west, M54 to the south and railway line to the east.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Part of site is higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site presents an opportunity for a mixed-use employment-led development with on-site local facilities. • Opportunity for safeguarded land for potential future rail-based park and ride site. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.4km to the nearest regular bus stop, 2.4km to the nearest train station, 1.6km to the nearest local convenience store and 1.8km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area of Wolverhampton. - 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. - The site's development would see the loss of agricultural fields and an area of tree and scrub planting. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Appears ok in principle subject to significant highways works.</p>		

<p>Site opportunities</p>	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - 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 Kitchen Lane and Linthouse Lane.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 679	Address	Kitchen Lane
Site size (ha)	0.75	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the sites Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site has good access to pedestrian footways into the wider urban area. - The site's development would see the loss of an area of grassland and tree belts. - The site is separated from the adjacent highways by well-established tree and hedgerow boundaries and may be constrained by topography. - The site is within a mineral safeguarding area. - The site is entirely within a High-Risk area for historic coal mining. <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise grounds levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle, subject to land in control of adjacent highways authority.</p>		

Site opportunities	<ul style="list-style-type: none"> - The site's development could link into existing residential frontages along Kitchen Lane. - The site is adjacent to a green corridor.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site layout, topography and vegetation may constrain potential to accommodate growth. • Site does not present an opportunity for a mixed-use urban extension. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 370m to the nearest regular bus stop, 1.9km to the nearest convenience store and 1.3km to the nearest educational facility.</p>		
Sequential test	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 or are at present predicted.		
Known site constraints	<ul style="list-style-type: none"> - Site has a potential access into the adjacent urban area via Keepers Lane, which is a lit residential street but has no pedestrian footway. - The site is separated from the adjacent highway by a well-established tree/shrub belt. - The site's development would result in the loss of a small agricultural field. <p><u>LLFA comments</u> Low Risk - within Wolverhampton FRMP.</p> <p><u>County Highways assessment</u> Initial concerns due to potential junction capacity and connectivity issues, would require consultation with neighbouring highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could provide a continuation of existing residential frontages along Keepers Lane. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with surrounding junction capacity and connectivity issues. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 500m to the nearest regular bus stop, 1.4km to the nearest convenience store and 830m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area, but this may be subject to tree constraints. - The site would result in the loss of an area of grassland. - The site is separated from the adjacent highway by dense mature trees that are subject to tree preservation orders. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - minor works needed.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal.• Site is separated from the adjacent highway by dense mature trees that are subject to tree preservation orders. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the education criteria, due to new residents' distance from both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 420m to the nearest regular bus stop, 1.6km to the nearest convenience store and 1.8km to the nearest educational facility (other than the school onsite).</p>		
Sequential test	Green Belt.		
Green Belt harm	Low.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would result in the loss of an existing school use, for which no replacement provision has been made. - Site contains several mature trees that would constrain any site layout. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is well-contained by residential development to the north and south. - The site is largely brownfield land. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'low'). 		

	<ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Site is largely brownfield land. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 260	Address	land off Bridgnorth Road, Wightwick
Site size (ha)	8	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 560m to the nearest regular bus stop, 1.7km to the nearest convenience store and 880m to the nearest educational facility.</p>		
Sequential test	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area, subject to tree constraints. - Development would result in loss of an area of agricultural land. - The site is separated from the adjacent highway by a mature and dense tree belt which is covered by tree preservation order, which sits atop a stone wall that marks a change in level between the site and the highway. - The southern end of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Site is separated from the adjacent highway by dense tree belt which is subject to tree preservation orders. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 270m to the nearest regular bus stop, 760m to the nearest convenience store and 850m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of a series of paddock fields bisected by a well-established tree and hedgerow boundary. - Isolated tree preservation orders are scattered within the site. <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle - minor works needed to change speed limit.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site's northern boundary is adjacent to a public right of way. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'moderate-high').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major positive impacts predicted against education in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 350c	Address	Land East of Radford Land (b)
Site size (ha)	10.99	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	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 style="list-style-type: none"> - The site lies adjacent to a well-lit residential street in the urban area, although it doesn't directly adjoin the pedestrian footway. - The site is separated from Radford Lane by a mature tree and hedgerow boundary, which includes areas of tree preservation orders. - Development would see the loss of an area of a series of agricultural fields bisected by tree and hedgerow planting. - Scattered tree preservation orders exist throughout the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – at planning stage rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns due to impact on junctions in surrounding area but would require consultation with adjacent highways authority to establish this.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to the South Staffordshire Railway Walk, although it is unclear if the site can provide pedestrian access to this. - The site contains large regular parcels of land, meaning it may be able to accommodate a permeable block structure. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site 		

	<p>is 'high').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impacts on junctions in surrounding area. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 350d	Address	Land west of Radford Lane
Site size (ha)	25.91	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 930m to the nearest regular bus stop, 1.3km to the nearest convenience store and 1.6km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of a series of agricultural fields bisected by tree and hedgerow planting. - Isolated tree preservation orders are scattered throughout the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns due to impact on junctions in surrounding area but would require consultation with adjacent highways authority to establish this.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is bisected by a public right of way. - The site is adjacent to a canal towpath, although it is unclear if the site can provide pedestrian access to this. - The site contains large regular parcels of land, meaning it may be able to accommodate a permeable block structure which continues existing residential frontages along Radford Lane. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education criteria in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impacts on junctions in surrounding area. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways leading into the wider urban area. - Development would see the loss of grassland fields bisected by a mature tree boundary. - The site is within a mineral safeguarding area. - The site is adjacent to a site of biological importance on its northern edge. - Small section of high habitat distinctiveness to south of site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Subject to confirmation from adjacent highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is bisected by a public right of way which leads into the wider canal network. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'high'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns that access may not be achievable. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 300m to the nearest regular bus stop, 1.7km to the nearest convenience store and 1.9km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site can provide access to pedestrian footways leading into the wider urban area. - Development would see the loss of an area of agricultural fields. - The site is crossed by pylons which may constrain site layout. - The site is within a mineral safeguarding area. - A materials recycling facility is adjacent to the site's north-western corner. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is bisected by a public right of way which leads into the wider canal network. - The site's size and shape could accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location 		

	<p>(site is 'very high').</p> <ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - The site's south-eastern boundary is within Flood Zones 2 & 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. - Development would see the loss of a series of agricultural fields. - The site is separated from the adjacent highway by a mature planted boundary and a significant level change. - The site is within a mineral safeguarding area. - High and very high sections of habitat distinctiveness along the northern boundary of this site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Potentially requires two roundabouts.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		

	<ul style="list-style-type: none"> - The site is not an irregular shape and could accommodate a permeable block layout. - A public right of way runs through the site.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns that access may not be achievable. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 370	Address	Land off Enville Road
Site size (ha)	8.77	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 210m to the nearest regular bus stop, 700m to the nearest convenience store and 1.2km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - It is unclear how the site could provide pedestrian access into the wider urban area. - Development would see the loss of an area of grassland. - The site is separated from the adjacent highway by a mature tree and hedgerow boundary. - The site's northern boundary is adjacent to Flood Zones 2&3. - The site is a formal landfill site within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Okay in principle. Subject to confirmation from adjacent highways authority. Ensure continuous footway.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is contained by residential development on three sides. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Lower landscape sensitivity than the majority of land in this broad 		

	<p>location (site is 'low-moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 494a	Address	land at Springhill Lane parcel A
Site size (ha)	3.64	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 480m to the nearest regular bus stop, 630m to the nearest convenience store and 1.45km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of a series of agricultural fields bisected by tree and hedgerow planting. - Tree preservation orders cover a significant area of the site's south-eastern corner, where it adjoins the pedestrian footpath into the urban area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Concerns regarding Lower Penn junctions. Would require consultation with adjacent highways authority.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns regarding site access and junctions in surrounding area. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 700m to the nearest regular bus stop, 850m to the nearest convenience store and 1.65km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of a series of agricultural fields bisected by tree and hedgerow planting. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Concerns regarding Lower Penn junctions. Would require consultation with adjacent highways authority.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Majority of the site is in similar landscape sensitivity to the majority of land in this broad location ('moderate' sensitivity), with the remainder being 'low-moderate' sensitivity. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. 		

	<ul style="list-style-type: none">• Highways authority raise initial concerns regarding site access and junctions in surrounding area. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 503	Address	Land North Codsall Palmers Cross
Site size (ha)	11.43	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 430m to the nearest regular bus stop, 660m to the nearest convenience store and 670m to the nearest educational facility.</p>		
Sequential test	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 style="list-style-type: none"> - The north-western part of the site lies within Flood Zones 2 and 3, leaving a gross site area of approximately 11.43ha if these are excluded. - The site has access to pedestrian footways into the wider urban area. - The site contains some isolated tree preservation orders. - Its development would see the loss of an area of scrub land. - The neighbouring rail line may constraint site layout. - The site is within a mineral safeguarding area. - Would result in the coalescence of the urban area of Wolverhampton with Bilbrook/Codsall. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site's scale and the need to exclude the flood zones from the developable area could offer opportunities for biodiversity offsetting and/or Green Belt compensatory measures. - A public right of way is nearly adjacent to the site's western boundary. - 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. - The site is not an irregular area and could deliver a permeable block 		

	<p>layout which continues existing residential frontages along Codsall Road.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. • Major positive impacts predicted against education in the Sustainability Appraisal. • Site would result in the coalescence of Wolverhampton urban area and Bilbrook/Codsall. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 504	Address	Land off Yew Tree Lane
Site size (ha)	4.08	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 720m to the nearest regular bus stop, 1.2km to the nearest convenience store and 560m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - The site would result in the loss of an area of grassland with sparse tree/scrub planting. - Tree preservation orders run along the site's southern boundary. - The site is separated from the adjacent highway by a dense mature tree and shrub belt. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle - minor works needed.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a public right of way on its southern boundary. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. 		

	<p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 510	Address	Land West of Codsall Road
Site size (ha)	22.97	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm. Major positive effects are predicted against the education criteria due to new residents' access to both primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 260m to the nearest regular bus stop, 490m to the nearest convenience store and 500m to the nearest educational facility.</p>		
Sequential test	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Its development would see the loss of an area of agricultural/paddock land. - The site contains a cluster of tree preservation orders adjacent to its north-western edge. - Large tree and scrub belts bisect other areas of the site, which could affect/constrain site layout. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site's scale and adjacent land to the north-west (which the site promoter has indicated is available) may offer opportunities for biodiversity offsetting and/or Green Belt compensatory measures. - Public rights of way bisect the site. - The site contains large regular areas which may be able to accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site 		

	<p>is 'high').</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major positive impacts predicted against education in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 512	Address	Wergs Golf Club Keepers Lane
Site size (ha)	50.45	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 790m to the nearest regular bus stop, 2.3km to the nearest convenience store and 1.7km to the nearest educational facility.</p>		
Sequential test	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 style="list-style-type: none"> - The northern part of the site lies within Flood Zones 2 and 3, leaving a gross site area of approximately 50.45ha if these are excluded. - Site has a potential access into the adjacent urban area via Keepers Lane, which is a lit residential street but has no pedestrian footway. - Its development would see the loss of an existing golf club, mainly comprising areas of grassland and substantial tree belts. - It is unlikely the northern and north-eastern areas of the site could be comprehensively developed without substantial tree belt loss. - The site contains small pockets of tree preservation orders. - Most of the site is within a mineral safeguarding area. - Very small section of high habitat distinctiveness to the north of the site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is not an irregular shape and could likely accommodate a permeable block layout, subject to tree constraints. 		
Summary	<u>Key positives and negatives</u>		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Major positive impacts predicted against education in the Sustainability Appraisal. • Highways authority raise initial concerns regarding site access. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 548	Address	land at Pennwood Farm
Site size (ha)	50.78	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - 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. - The site's south-eastern boundary is within Flood Zones 2 & 3, which leaves approximately 50.78ha once excluded from the gross site area. - Development would see the loss of an area of agricultural land dissected by tree and hedgerow boundaries. - The site is adjacent to an area of Ancient Woodland. - The north-western area of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Site would likely require access through land in adjacent local authority area.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - The site is adjacent to public rights of way on its south-western and north-western edges. - Parts of the site are large regular areas which could accommodate a permeable block layout. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement • Higher Green Belt harm than the majority of land in this broad location (site is 'very high') • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high') • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns regarding site access <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 559	Address	Land east of Stourbridge Road
Site size (ha)	18.56	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of agricultural fields. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against education in the Sustainability 		

	<p>Appraisal.</p> <ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns regarding site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 560	Address	Land north of Sandyfields Road
Site size (ha)	19.31	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of a series of agricultural fields and tree and hedgerow boundaries. - The site is separated from the adjacent urban area by a high hedge boundary. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Dependent on adjacent local highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a public right of way which runs from the urban area into Baggeridge Country Park. - The site is adjacent to a country park on its north-western extent. - Areas of the site could accommodate a regular block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 561	Address	Land off Foxlands Avenue
Site size (ha)	4.36	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of agricultural fields. - The site is separated from the adjacent highway to the north-east by a historic boundary wall, which may limit access points to the site. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns access is not achievable. Vis splay may be difficult to deliver. Dependent on adjacent local highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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 conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the 		

	<p>Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity.</p> <ul style="list-style-type: none"> • Highways authority raise initial concerns regarding site access. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 430m to the nearest regular bus stop, 520m to the nearest convenience store and 1.1km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Moderate-High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of agricultural fields dissected by hedgerow boundaries. - Isolated tree preservation orders are scattered through the site. - Pylons run through the site, which may constrain site layout. - The site is adjacent to a site of biological interest on its south-eastern boundary. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Dependent on adjacent local highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site could accommodate a regular block layout which could continue existing residential frontages along High Arcal Road. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). 		

	<ul style="list-style-type: none">• Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 567	Address	Green Hill Farm, Sandyfields
Site size (ha)	5.87	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 110m to the nearest regular bus stop, 760m to the nearest convenience store and 850m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of what appears to be an area of paddock fields. - The site would require use of land within an adjacent neighbouring planning authority. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle but would require consultation with adjacent local highways authority.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. <p><u>Conclusion</u></p>		

	The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.
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Site reference	Site 573	Address	Land west Stourbridge Road
Site size (ha)	42.33	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area, although it is not clear where highways access would be achieved from. - Development would result in the loss of an area of agricultural land dissected by tree and hedgerow planting. - Most of the site is within a mineral safeguarding area. - Topography might constrain site layout. <p><u>LLFA comments</u> Known fluvial flooding issue near Withymore Lodge. Mitigable concerns – FRA recommended at planning stage to investigate watercourse & flooding.</p> <p><u>County Highways assessment</u> Appears unsuitable - farm track access likely unsuitable.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. - A public right of way is adjacent to the site's southern boundary. - Parts of the site are large regular areas which could accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location 		

	<p>(site is 'very high').</p> <ul style="list-style-type: none"> • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns regarding site access. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 577	Address	Land at Hinksford Lane, Mile Flat Road
Site size (ha)	38.3	Proposed use	Residential-led mixed use
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Development would see the loss of an area of agricultural fields. - The site is within mineral safeguarding areas. - The site contains pylons which may constrain site layout. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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. - The site's size and shape could provide a permeable block layout. - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Lower landscape sensitivity than the majority of land in this broad 		

	<p>location (site is 'low-moderate').</p> <ul style="list-style-type: none"> • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 579	Address	East Holding 107 Westcroft Farm
Site size (ha)	17.35	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.3km to the nearest regular bus stop, 1.2km to the nearest convenience store and 1.6km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Flood Zones 2/3 bisect the site, leaving approximately 13.85 gross hectares of land once excluded. - Development would see the loss of an area of agricultural fields. - The site is within mineral safeguarding areas. <p><u>LLFA comments</u> Medium Risk Location.</p> <p><u>County Highways assessment</u> Initial concerns due to demonstrating connectivity, would require consideration of cumulative impacts with neighbouring highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - Adjacent to public right of way. - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal, but failing to consider such areas for development may result in an unsustainable pattern of development and would run contrary to the Association of Black Country Authorities' proposed use of the Green Belt/landscape evidence base as set out in Duty to Co-operate correspondence. • Highways authority raise initial concerns regarding site connectivity. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 582	Address	Land off Langley Road
Site size (ha)	18.58	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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 confirmation that this land is available.</p>		
Sequential test	Green Belt.		
Green Belt harm	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 style="list-style-type: none"> - The site has access to pedestrian footways into the wider urban area. - Development would see the loss of an area of a series of agricultural fields dissected by tree and hedgerow planting. - Isolated tree preservation orders are scattered throughout the site. <p><u>LLFA comments</u> Mitigable concerns – At planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle - minor works needed. Would require consultation with adjacent highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site is adjacent to a public right of way on its southern edge. - The site is adjacent to the South Staffordshire Railway Walk, although it has not been confirmed that access can be provided to this at this stage. - The site is not an irregular shape and could accommodate a permeable block layout linking into residential frontages along Langley Road and 		

	Bellencroft Gardens.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Majority of site area is of lesser Green Belt harm ('moderate-high') than the majority of other land in this broad location. • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 654	Address	Lawnswood Parcel B
Site size (ha)	55.00	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 790m to the nearest regular bus stop, 830m to the nearest convenience store and 900m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Development would see the loss of a series of agricultural fields separated in areas by substantial tree boundaries and woodland. - 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. - Most of the site is within mineral safeguarding areas. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Would require consultation with adjacent highways authority.</p>		
Site opportunities	<ul style="list-style-type: none"> - Public rights of way run through the site. - The site's size and shape mean that parts of it could provide a permeable block layout. 		

	<ul style="list-style-type: none"> - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Historic Environment Site Assessment indicates the potential for significant effects that may not be mitigated. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>

Site reference	Site 655	Address	Lawnswood Parcel C
Site size (ha)	31.13	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.4km to the nearest regular bus stop, 1.8km to the nearest convenience store and 650m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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 style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Development would see the loss of a series of agricultural fields separated in areas by substantial tree boundaries and woodland. - Most of the site is within mineral safeguarding areas. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns with cumulative impacts on surrounding junctions. Would require consultation with adjacent highways authority. Improved pedestrian connectivity would likely be required.</p>		
Site opportunities	<ul style="list-style-type: none"> - The site's size and shape means that parts of it could provide a permeable block layout. - The site is large in scale which means land could likely be available for biodiversity offsetting and/or Green Belt compensatory measures. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'high'). 		

	<ul style="list-style-type: none"> • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns regarding impact on surrounding junctions. <p><u>Conclusion</u> The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 673	Address	Land at Wollaston Road
Site size (ha)	1.39	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 170m to the nearest regular bus stop, 870m to the nearest convenience store and 1.1km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
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	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways leading into the wider urban area. - Development would see the loss of an area of grassland. - The site is separated from adjacent highways by mature hedgerow boundaries. - The site is within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lower Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major positive impacts predicted against education in the Sustainability 		

	<p>Appraisal.</p> <ul style="list-style-type: none"> Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>The site is not consistent with the Council’s preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 684	Address	Land off Swindon Road
Site size (ha)	9.15	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 120m to the nearest regular bus stop, 970m to the nearest convenience store and 1.1km to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Development would see the loss of two large agricultural fields, which contain substantial substation buildings at their centre. - The site is within a mineral safeguarding area. - Pylons run through the northern end of the site. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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Site reference	Site 710	Address	Land rear of Pennwood Lane
Site size (ha)	1.69	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the sites landscape sensitivity and Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of the Black Country as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 860m to the nearest regular bus stop, 1.2km to the nearest convenience store and 280m to the nearest educational facility.</p>		
Sequential test	Green Belt.		
Green Belt harm	Very High.		
Landscape sensitivity	Moderate-High.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The site could provide access to pedestrian footways into the wider urban area. - Development would see the loss of an area of agricultural fields. - The site is within mineral safeguarding areas. <p><u>LLFA comments</u> Low Risk - within Wolverhampton FRMP.</p> <p><u>County Highways assessment</u> Initial concerns due to demonstrating satisfactory access and connectivity, would require consultation with neighbouring highways authority.</p>		
Site opportunities			
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'moderate-high'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal and of both very high Green Belt harm and moderate/high landscape sensitivity. • Highways authority raise initial concerns regarding site access and 		

	<p>connectivity.</p> <p><u>Conclusion</u> The site is not consistent with the Council's preferred spatial strategy and the findings of the site assessment process do not indicate that the site performs so well as to warrant departing from the preferred strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The 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.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	The majority of the site lies in an area of very high Green Belt harm, whilst approximately 7.0ha of land at the northern end of the site lies in an area of 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 style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would see loss of an area of agricultural fields bounded by mature tree and hedgerow planting. - Site is separated from the adjacent highway by a well-established tree and hedgerow planting. - Adjacent to a SSSI and minerals site to the east of the site. - Sporadic TPOs are present throughout the site. - Significant change in levels within the central/southern area of the site. - Pylons run through the centre/southern end of the site. - Within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Would require consultation with Highways England to resolve any issues with junctions on A5.</p>		

Site opportunities	<ul style="list-style-type: none"> - Site is large in scale and could accommodate a permeable block layout if fully developed. - A public right of way runs through the site.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • The majority of the site is on an area of higher Green Belt harm ('very high') than the majority of land in this broad location, with the remainder being of 'high' harm. • Lower landscape sensitivity than the majority of land in this broad location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Within a brick clay mineral safeguarding area. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.7km to the nearest regular bus stop, 1km to the nearest food store and 1.8km to the nearest education facility.</p>		
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 style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would result in loss of agricultural fields interspersed with tree and hedgerow planting. - TPOs are adjacent to the north-eastern edge of the site. - Within a minerals safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Would require consultation with Highways England to resolve any issues with junctions on A5.</p>		
Site opportunities	-		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. 		

	<ul style="list-style-type: none"> • Similar Green Belt harm to the majority of land in this broad location (site is 'high harm'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Within a brick clay mineral safeguarding area. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 710m to the nearest regular bus stop, 560m to the nearest food store and 820m to the nearest education facility.</p>		
Sequential test	The site lies within the Green Belt.		
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 style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would result in loss of an area of grassland bounded by tree and hedgerow planting. - Site is separated from adjacent residential area (Wellington Drive) by a substantial mature tree and scrub belt. - May need to be delivered alongside land within a neighbouring local authority. - Within a mineral safeguarding area. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements. Would require consultation with Highways England to resolve any issues with junctions on A5.</p>		
Site opportunities	<ul style="list-style-type: none"> - A public right of way runs through the western edge of the site. - The site is adjacent to a public open space on its eastern edge. - The site is large in scale and could accommodate a permeable block layout. 		

<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Higher Green Belt harm than the majority of land in this broad location (site is 'very high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.9km to the nearest regular bus stop, 1.2km to the nearest food store and 2km to the nearest education facility.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would result in loss of agricultural fields bounded by tree and hedgerow planting. - Site is separated from the adjacent highway by a well-established tree and hedgerow planting. - Pylons run through the site. - TPOs run along the site's northern border and through the centre of the site. - Within a mineral safeguarding area (brick clay). <p><u>LLFA comments</u> Mitigable concerns – at planning stage, rationalise ground levels or leave space for SW in site layout.</p> <p><u>County Highways assessment</u> Initial concerns regarding pedestrian distances to local facilities. Would require consultation with Highways England to resolve any issues with junctions on A5.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is large and could accommodate permeable block layout. 		
Summary	Key positives and negatives		

<p>conclusions</p>	<ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Initial concerns raised by Highways Authority due to remoteness from services and facilities. • Within a brick clay mineral safeguarding area. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>
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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	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The centre of the site is roughly 1.2km to the nearest regular bus stop, 550m to the nearest food store and 1.3km to the nearest education facility.</p>		
Sequential test	The site lies within the Green Belt.		
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 style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would result in loss of an area of scrub/grassland. - 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. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Initial concerns given scale of highways improvements required to make access acceptable relative to scale of potential development. Would require consultation with Highways England to resolve any issues with junctions on A5.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is well contained by existing planting boundaries. - 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 		

	<p>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.</p>
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Lesser Green Belt harm than the majority of land in this broad location (site is 'moderate-high'). • Similar landscape sensitivity to the majority of land in this broad location (site is 'moderate'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Initial concerns raised regarding site access by Highways Authority. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

Site reference	659	Address	Land near Shoal Hill Tavern
Site size (ha)	0.68	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	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 style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - Development would result in loss of an area of grassland/scrub. - Site is separated from the highway by a well-established row of tree and hedgerow planting. - Within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle subject to significant highways improvements to improve pedestrian connectivity.</p>		
Site opportunities	<ul style="list-style-type: none"> - 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.
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of land in this broad location (site is 'high'). • Higher landscape sensitivity than the majority of land in this broad location (site is 'high'). • Major positive impacts predicted against education criteria in the Sustainability Appraisal. • Major negative impacts predicted against landscape criteria in the Sustainability Appraisal. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

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	<p>Major negative effects are predicted against the education criteria, due to the site's distance from primary and secondary education.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify the edge of Cannock as a location for additional Green Belt release, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	Low-Moderate.		
Landscape sensitivity	Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - Site has access to pedestrian footways into Cannock. - The development would result in the loss of a hotel (C1) use. - Flood zones 2 and 3 cover a small area at the rear of the site. - Within a mineral safeguarding area. <p><u>LLFA comments</u></p> <p><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.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is previously developed land. - 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. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • The majority of the site is on an area of lower Green Belt harm ('low- 		

	<p>moderate’) than the majority of land in this broad location.</p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is ‘moderate’). • Major negative impacts predicted against the education criteria in the Sustainability Appraisal. • Site is previously developed land. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council’s preferred Spatial Housing Strategy.</p>
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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		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy identified the south of Stafford as potentially suitable for a small urban extension.</p> <p>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.</p>		
Sequential test	The site sits in the Open Countryside beyond the Green Belt.		
Green Belt harm	n/a.		
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 style="list-style-type: none"> - The site has access pedestrian footways into Stafford. - 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. - 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. - If the site were developed to its fullest extent it would result in the coalescence of Stafford and Acton Trussell. - Within a mineral safeguarding area. - Various sections of site high habitat distinctiveness. <p><u>LLFA comments</u> Mitigable concerns – FRA recommended at planning stage to investigate possible watercourse.</p> <p><u>County Highways assessment</u> Strong initial concerns due to access to surrounding highway network and capacity issues in surrounding network.</p>		

<p>Site opportunities</p>	<ul style="list-style-type: none"> - Site is large in scale and regular in shape, allowing it to accommodate a permeable block layout. - Site is adjacent to a green corridor at its north-western extent
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location (site is 'high'). • Major negative impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns regarding capacity of highway network in surrounding area. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well that it should be allocated.</p>

Site reference	036c	Address	Land at Weeping Cross
Site size (ha)	8.01	Proposed use	Residential
Site selection criteria	Assessment		
SA findings	<p>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.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy identified the south of Stafford as potentially suitable for a small urban extension.</p> <p>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.</p>		
Sequential test	The site sits in the Open Countryside beyond the Green Belt.		
Green Belt harm	n/a.		
Landscape sensitivity	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 style="list-style-type: none"> - The site has access pedestrian footways into Stafford. - Development would result in loss of agricultural fields bounded by well-established tree and hedgerow planting. - Within a mineral safeguarding area. <p><u>LLFA comments</u> Low risk.</p> <p><u>County Highways assessment</u> Ok in principle. Previous planning application for similar scale of development raised no in-principle highways objections.</p>		
Site opportunities	<ul style="list-style-type: none"> - Site is a large and regular in shape, allowing it to accommodate a permeable block layout. 		
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Similar landscape sensitivity to the majority of land in this broad location 		

	<p>(site is 'high').</p> <ul style="list-style-type: none"> • Major positive impacts predicted against education in the Sustainability Appraisal. • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • HESA Stage 2 indicates that development should be limited to the northern low-lying part of the site. <p><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.</p>
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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		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify a new settlement within the Green Belt, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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).</p> <p>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.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - The West Coast Mainline bisects the western edge of the site, preventing direct access from most of the site to the A449 to the west. - A canal conservation area runs through the centre of the site, which may affect any subsequent site layout. - Development would appear to remove an area of predominantly agricultural land containing isolated residential properties and small-scale commercial businesses. - Part of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Medium-High Risk Location - Number of watercourses in location running through site - Recommend Early Pre-App.</p>		

	<p><u>County Highways assessment</u> 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.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - Potential opportunity to link to canal towpath network that cuts across the site. - The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layout, although this is slightly compromised by a canal and the West Coast Mainline bisecting the site.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm'). • Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding highways network and connectivity. • The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

Site reference	585a	Address	Land off Gailey Island (parcel 2)
Site size (ha)	110 ha (gross)	Proposed use	Residential mixed use
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify a new settlement within the Green Belt, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>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).</p> <p>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.</p>		
Sequential test	The site lies within the Green Belt.		
Green Belt harm	High.		
Landscape sensitivity	Low-Moderate.		
Impact on historic environment	<p>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.</p>		
Known site constraints	<ul style="list-style-type: none"> - 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. - Development would appear to remove an area of predominantly agricultural land containing two large-scale wind turbines. - The existing wind turbines on the site may significantly constrain the site layout/capacity. - Part of the site is within Flood Zone 2/3, which if excluded leaves a gross site area of approximately 110ha. - Part of the site is within a mineral safeguarding area. <p><u>LLFA comments</u> Medium-High Risk Location - Number of watercourses in location running through site - Recommend Early Pre-App</p> <p><u>County Highways assessment</u> Initial concerns due to cumulative impacts on surrounding highways network and connectivity. Would need consultation with Highways England due to potential</p>		

	impacts on trunk road network.
Site opportunities	<ul style="list-style-type: none"> - 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. - The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layout, although this may be compromised by the existing wind turbines on site
Summary conclusions	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm'). • Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding highways network and connectivity. • The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

Site reference	665	Address	Deanery Estate
Site size (ha)	139 ha (gross)	Proposed use	Residential mixed use
Site selection criteria	Assessment		
SA findings	<p>Major negative effects are predicted against the landscape criteria, due to the site's Green Belt harm and landscape sensitivity.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>The preferred spatial strategy does not identify a new settlement within the Green Belt, preferring Green Belt release in Tier 1 Settlements within walking distance of a railway station.</p> <p>The site does not appear to have access to services and facilities in the wider area via existing footways.</p> <p>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.</p>		
Sequential test	The site lies within the Green Belt.		
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 style="list-style-type: none"> - The site currently relies on a single-track road with no footway to provide access to Penkridge/A449. - The site would likely require a new highways/pedestrian access to be established over the West Coast Mainline to be delivered, which has not been confirmed as deliverable at this stage. - Its development would appear to remove an area of agricultural land. - Part of the site is within a mineral safeguarding area. - Part of the site in in Flood Zone 3. <p><u>LLFA comments</u> High Risk Site - Early Communication with EA and LLFA - full Pre-app Recommend - suggested to not be used for Vulnerable Development - River Penk High Flood Plain.</p> <p><u>County Highways assessment</u> Strong initial concerns due to establishing multiple site accesses to facilitate development and cumulative impacts on surrounding highways network.</p>		
Site opportunities	<ul style="list-style-type: none"> - Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site. 		

	<ul style="list-style-type: none"> - The site is a single, large scale, regularly sized parcel capable of accommodating a permeable block layout.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • Green Belt land not adjacent to a Tier 1 Settlement. • Similar Green Belt harm to the majority of new settlement options in the A449/West Coast Mainline corridor (site is 'high harm'). • Lower landscape sensitivity than the majority of land in the A449/West Coast Mainline corridor location (site is 'low-moderate'). • Major negative impacts predicted against the landscape criteria in the Sustainability Appraisal. • Highways authority raise initial concerns with impact on surrounding highways network and connectivity. • The site does not have a demonstrable footway access into the adjacent larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education. <p><u>Conclusion</u></p> <p>Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council's preferred Spatial Housing Strategy.</p>

Site reference	029	Address	Land – Dunston Estate
Site size (ha)	120 ha (gross)	Proposed use	Residential mixed use
Site selection criteria	Assessment		
SA findings	<p>No major negative or positive effects are predicted.</p> <p>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.</p>		
Conformity with the preferred spatial strategy	<p>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 preferred spatial strategy does not identify a new settlement as a preferred option to deliver growth.</p> <p>The centre of the site is roughly 3.8km to the nearest train station and 3.4km to the nearest local convenience store (in Penkridge). The centre of the site is roughly 600m to the nearest regular bus stop and 1.05km to the nearest education facility (in Dunston).</p> <p>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.</p>		
Sequential test	Open Countryside.		
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 style="list-style-type: none"> - From the site heading towards the school there is a short stretch along School Lane has no pedestrian footway. - Its development would appear to remove an area of agricultural land. - Part of the site is within a mineral safeguarding area. - Part of the site in in Flood Zone 3, however the site could accommodate over 1,500 dwellings cumulatively without locating residential development in these areas. - A large portion of the site would require an access to be established over the West Coast Mainline to be delivered, which has not been confirmed as deliverable at this stage. - TPOs are located within the site. - Small sections of high and very high habitat distinctiveness to the south of the site <p><u>LLFA comments</u></p>		

	<p>High Risk Site - Early Communication with EA and LLFA - full Pre-app Recommend - suggested to not be used for Vulnerable Development - Number of Watercourses in Location - High Risk Site - Flood Planes.</p> <p><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.</p>
<p>Site opportunities</p>	<ul style="list-style-type: none"> - Potential opportunity to link to Public Right of Way (PRoW) that cuts across the site. - The site contains areas capable of accommodating a permeable block layout, 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.
<p>Summary conclusions</p>	<p><u>Key positives and negatives</u></p> <ul style="list-style-type: none"> • On non-Green Belt land, unlike the majority of new settlement options in the A449/West Coast Mainline corridor. • Of average landscape sensitivity compared to the majority of land in the A449/West Coast Mainline corridor location (site is ‘moderate’). • Highways authority raise initial concerns with site severance due to the lack of agreed access over the West Coast Mainline and potential difficulties of establishing the required multiple site accesses within the parcel. • The site is not directly adjacent an existing town or larger village and appears unlikely to provide significant facilities beyond local retail centres and primary/first education. <p><u>Conclusion</u> Having regard to all site assessment factors set out in the proforma, the site is not considered to perform so well as to warrant a departure from the Council’s preferred Spatial Housing Strategy.</p>